

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

505/8 Marmion Place Docklands VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1015/8 Marmion Place Docklands VIC 3008	\$482,000	08-Sep-20
715/8 Marmion Place Docklands VIC 3008	\$475,000	18-Sep-20
710/463 Docklands Drive Docklands VIC 3008	\$471,000	01-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 December 2020



**1015/8 Marmion Place Docklands
VIC 3008**

2 1 1

Sold Price

\$482,000

Sold Date **08-Sep-20**

Distance

-



**715/8 Marmion Place Docklands VIC
3008**

2 1 1

Sold Price

\$475,000

Sold Date **18-Sep-20**

Distance

-



**710/463 Docklands Drive
Docklands VIC 3008**

2 1 1

Sold Price

^{RS} **\$471,000**

Sold Date **01-Dec-20**

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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