

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

1214/8 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 2021

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

1610/8 Marmion Place Docklands VIC 3008	\$380,000	22-Mar-21
1914/8 Marmion Place Docklands VIC 3008	\$385,000	28-Oct-20
2004/421 Docklands Drive Docklands VIC 3008	\$390,000	24-Nov-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: 22 April 2021



**1610/8 Marmion Place Docklands
VIC 3008**

1 1 1

Sold Price

^{RS} **\$380,000**

Sold Date

22-Mar-21

Distance

-



**1914/8 Marmion Place Docklands
VIC 3008**

1 1 1

Sold Price

\$385,000

Sold Date

28-Oct-20

Distance

-



**2004/421 Docklands Drive
Docklands VIC 3008**

1 1 1

Sold Price

\$390,000

Sold Date

24-Nov-20

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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