

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

1909/8 Pearl River Road 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

\$395,000

&

\$430,000

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

405/8 Pearl River Road Docklands VIC 3008	\$410,000	14-Oct-20
545/63 Spencer Street Docklands VIC 3008	\$400,000	12-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: 18 December 2020



**405/8 Pearl River Road Docklands
VIC 3008**

Sold Price

\$410,000

Sold Date

14-Oct-20

 1  1  -

Distance

-



**545/63 Spencer Street Docklands
VIC 3008**

Sold Price

^{RS}

\$400,000

Sold Date

12-Nov-20

 1  1  -

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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