

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

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2020

to

30 Apr 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

6A/8 Waterside Place Docklands VIC 3008	\$410,000	01-Mar-21
7A/8 Waterside Place Docklands VIC 3008	\$419,000	22-Feb-21
309/1 Encounter Way Docklands VIC 3008	\$400,000	09-Jan-21

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: 20 May 2021



**6A/8 Waterside Place Docklands
VIC 3008**

1 1 -

Sold Price

\$410,000

Sold Date

01-Mar-21

Distance

0.59km



**7A/8 Waterside Place Docklands
VIC 3008**

1 1 -

Sold Price

\$419,000

Sold Date

22-Feb-21

Distance

0.59km



**309/1 Encounter Way Docklands
VIC 3008**

1 1 -

Sold Price

\$400,000

Sold Date

09-Jan-21

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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