



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3703/8 Pearl River Road, Docklands, VIC 3008

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$700,000 & \$750,000

MEDIAN SALE PRICE

Median price \$595,000 | House | Docklands (3008)

Period - From 1 October 2017 to 31 December 2017 | Source - REIV

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
2903/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$748,000	19/12/2017
2702/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$743,000	19/12/2017
2402/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$713,000	22/01/2018