

## 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

512/1 Marmion Place Docklands VIC 3008

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2019

to

30 Sep 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

2909/231-245 Harbour Esplanade Docklands VIC 3008	\$390,000	12-Aug-20
301/368 Little Collins Street Melbourne VIC 3000	\$400,000	04-Jul-20
612/300 Swanston Street Melbourne VIC 3000	\$388,888	03-Aug-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: 16 October 2020



**2909/231-245 Harbour Esplanade  
Docklands VIC 3008**

1 1 1

Sold Price **\$390,000** Sold Date **12-Aug-20**

Distance -



**301/368 Little Collins Street  
Melbourne VIC 3000**

1 1 1

Sold Price **\$400,000** Sold Date **04-Jul-20**

Distance **1.7km**



**612/300 Swanston Street  
Melbourne VIC 3000**

1 1 1

Sold Price <sup>RS</sup> **\$388,888** Sold Date **03-Aug-20**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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