

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

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

| | | |
|---|-----------|-----------|
| 1410/241 Harbour Esplanade Docklands VIC 3008 | \$380,000 | 16-Sep-20 |
| 2004/421 Docklands Drive Docklands VIC 3008 | \$390,000 | 02-Dec-20 |
| 302/12 Waterview Walk Docklands VIC 3008 | \$395,000 | 26-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: 08 December 2020



**1410/241 Harbour Esplanade
Docklands VIC 3008**

1 1 1

Sold Price

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

Sold Date **16-Sep-20**

Distance -



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

1 1 1

Sold Price

^{RS} **\$390,000**

Sold Date **02-Dec-20**

Distance **0.32km**



**302/12 Waterview Walk Docklands
VIC 3008**

1 1 1

Sold Price

^{RS} **\$395,000**

Sold Date **26-Nov-20**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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