

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

1413/8 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2022

to

30 Apr 2023

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

1908/39 CARAVEL LANE DOCKLANDS VIC 3008	\$637,500	02-Feb-23
1501/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$620,000	29-Mar-23
1908/5 CARAVEL LANE DOCKLANDS VIC 3008	\$620,000	13-Feb-23

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: 05 May 2023



**1908/39 CARAVEL LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

\$637,500

Sold Date **02-Feb-23**

Distance

0.22km



**1501/3 AQUITANIA WAY
DOCKLANDS VIC 3008**

2 1 1

Sold Price

^{RS} **\$620,000**

Sold Date **29-Mar-23**

Distance

0.36km



**1908/5 CARAVEL LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

Sold Date **13-Feb-23**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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