

## 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

3207/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,500

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2022

to

31 May 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

1201/20 RAKAIA WAY DOCKLANDS VIC 3008	\$1,020,000	25-Feb-23
304/30 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,015,000	10-Feb-23
1902/5 CARAVEL LANE DOCKLANDS VIC 3008	-	02-Mar-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: 24 June 2023

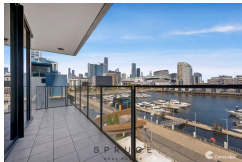


**1201/20 RAKAIA WAY  
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,020,000** Sold Date **25-Feb-23**

Distance **0.28km**



**304/30 NEWQUAY PROMENADE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,015,000** Sold Date **10-Feb-23**

Distance **0.36km**



**1902/5 CARAVEL LANE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **02-Mar-23**

Distance **0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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