

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

309/1 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2022

to

31 Mar 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

212/1 MARMION PLACE DOCKLANDS VIC 3008	\$270,000	27-Mar-23
508/429 SPENCER STREET WEST MELBOURNE VIC 3003	\$300,000	25-Jan-23
1306/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$295,000	08-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: 12 April 2023



212/1 MARMION PLACE DOCKLANDS VIC 3008

1 1 -

Sold Price

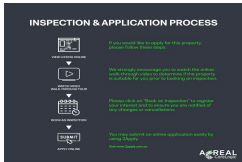
^{RS} \$270,000

Sold Date

27-Mar-23

Distance

0km



508/429 SPENCER STREET WEST MELBOURNE VIC 3003

1 1 -

Sold Price

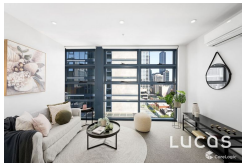
\$300,000

Sold Date

25-Jan-23

Distance

0.71km



1306/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price

^{RS} \$295,000

Sold Date

08-Mar-23

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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