

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	514/1 Marmion Place, Docklands, VIC 3008
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$299,990
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Median sale price

Median price	\$610,000	Property Type	House	Suburb	Docklands (3008)
Period - From	01/07/2023	to	30/06/2024	Source	realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
303/1 MARMION PLACE, DOCKLANDS VIC 3008	\$335,000	15/04/2024
103/1 MARMION PLACE, DOCKLANDS VIC 3008	\$335,000	26/07/2023
L5 508A/198 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$340,000	24/04/2024

This Statement of Information was prepared on: 02/07/2024