

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 1303/8 Pearl River Road, Docklands, VIC 3008

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$661,787

Property Type

House

Suburb

Docklands (3008)

Period - From

31/08/2022

to

31/08/2023

Source

REA

Comparable property sales

A These are two 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
1413/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$667,500	22/05/2023
703/1 ENCOUNTER WAY, DOCKLANDS VIC 3008	\$675,000	31/03/2023

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 six months.

This Statement of Information was prepared on: 11/09/2023