

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

1104/8 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2023

to

30 Sep 2024

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

808/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$347,500	21-May-24
2408/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$370,000	28-May-24
1812/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$354,000	31-Jul-24

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: 07 October 2024



**808/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$347,500** Sold Date **21-May-24**

Distance **0km**



**2408/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

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Sold Price **\$370,000** Sold Date **28-May-24**

Distance **0km**



**1812/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

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Sold Price **\$354,000** Sold Date **31-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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