

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

1011/8 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

\$385,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,400

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2020

to

30 Jun 2021

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

1300/18 Waterview Walk Docklands VIC 3008	\$400,000	29-May-21
1209/200 Spencer Street Melbourne VIC 3000	\$397,500	15-Apr-21
1/58-62 Byron Street North Melbourne VIC 3051	\$400,000	30-Apr-21

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: 13 July 2021

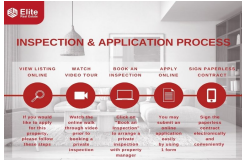


1300/18 Waterview Walk Docklands VIC 3008

 1  1  1

Sold Price ^{RS} **\$400,000** Sold Date **29-May-21**

Distance **0.8km**

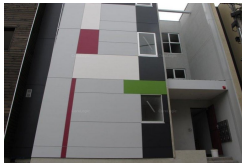


1209/200 Spencer Street Melbourne VIC 3000

 1  1  1

Sold Price **\$397,500** Sold Date **15-Apr-21**

Distance **1.02km**



1/58-62 Byron Street North Melbourne VIC 3051

 1  1  1

Sold Price **\$400,000** Sold Date **30-Apr-21**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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