

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

1704/8 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2023

to

31 Dec 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

804/8 MARMION PLACE DOCKLANDS VIC 3008	\$540,000	19-May-23
1409/8 MARMION PLACE DOCKLANDS VIC 3008	\$520,000	03-Jan-24
1801/8 MARMION PLACE DOCKLANDS VIC 3008	\$533,000	10-Aug-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: 30 January 2024



**804/8 MARMION PLACE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$540,000** Sold Date **19-May-23**

Distance **0km**



**1409/8 MARMION PLACE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price ^{RS} **\$520,000** Sold Date **03-Jan-24**

Distance **0km**



**1801/8 MARMION PLACE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$533,000** Sold Date **10-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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