



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 2104/8 Marmion Place, Docklands, 3008

Indicative selling price

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

Single price or range between \$508,000.00 & \$558,000.00

Median sale price

Median price \$572,000.00 Property type Unit/Apartment Suburb DOCKLANDS
Period - From Oct 2022 to Dec 2022 Source REIV

Comparable property sales

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
905/18 Waterview Wlk DOCKLANDS 3008	\$543,000.00	16/10/2022
3303/288 Spencer St MELBOURNE 3000	\$540,000.00	24/12/2022
803/8 Marmion PI DOCKLANDS 3008	\$540,000.00	6/01/2023

This Statement of Information was prepared on: Thursday 30th March 2023