

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

702/8 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

1409/8 MARMION PLACE DOCKLANDS VIC 3008	\$520,000	03-Jan-24
1612/8 MARMION PLACE DOCKLANDS VIC 3008	\$515,000	02-Apr-24
1809/8 MARMION PLACE DOCKLANDS VIC 3008	\$515,000	01-Mar-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: 10 April 2024



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

🛏️ 2 🚢 1 🚗 1

Sold Price **\$520,000** Sold Date **03-Jan-24**

Distance **0km**



**1612/8 MARMION PLACE
DOCKLANDS VIC 3008**

🛏️ 2 🚢 1 🚗 1

Sold Price ^{RS} **\$515,000** Sold Date **02-Apr-24**

Distance **0km**



**1809/8 MARMION PLACE
DOCKLANDS VIC 3008**

🛏️ 2 🚢 1 🚗 1

Sold Price Sold Date **01-Mar-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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