

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	805/8 Pearl River Road, Docklands, VIC 3008
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price	\$333,888
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Median sale price

Median price	\$620,000	Property Type	Apartment	Suburb	Docklands (3008)
Period - From	01/11/2022	to	31/10/2023	Source	realestate.com.au

Comparable property sales

A 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
921/55 MERCHANT STREET, DOCKLANDS VIC 3008	\$345,000	08/11/2023
911/815 BOURKE STREET, DOCKLANDS VIC 3008	\$340,000	26/10/2023
1109/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$340,000	17/10/2023

This Statement of Information was prepared on: 29/11/2023