

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

3108/8 PEARL RIVER ROAD 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2023

to

31 Aug 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

2404/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$700,000	10-Apr-24
1605/5 CARAVEL LANE DOCKLANDS VIC 3008	\$670,000	12-Jul-24
1601E/888 COLLINS STREET DOCKLANDS VIC 3008	\$650,000	13-Aug-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: 30 September 2024



**2404/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$700,000** Sold Date **10-Apr-24**

Distance **0km**

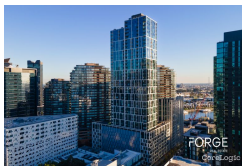


**1605/5 CARAVEL LANE
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$670,000** Sold Date **12-Jul-24**

Distance **0.38km**



**1601E/888 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$650,000** Sold Date **13-Aug-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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