

## 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

1605/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,500

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

1812/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$354,000	31-Jul-24
807/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$370,000	21-May-24
1710/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$371,500	02-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: 02 September 2024



**1812/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 -

Sold Price

<sup>RS</sup> **\$354,000**

Sold Date

**31-Jul-24**

Distance

**0km**



**807/387-395 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

1 1 -

Sold Price

**\$370,000**

Sold Date

**21-May-24**

Distance

**0.27km**



**1710/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

1 1 -

Sold Price

<sup>RS</sup> **\$371,500**

Sold Date

**02-Aug-24**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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