

# 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

1907/8 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)

Single price

\$429,500

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Docklands

Period - From

01/04/2020

to

31/03/2021

Source

REIV

### 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 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
1	809/157 Abeckett St MELBOURNE 3000	\$425,130	25/03/2021
2	1209/157 Abeckett St MELBOURNE 3000	\$427,350	25/03/2021
3	2504/241 Harbour Esp DOCKLANDS 3008	\$430,000	09/03/2021

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 six months.~~

This Statement of Information was prepared on:

06/07/2021 10:21

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**Indicative Selling Price**

\$429,500

**Median Unit Price**

Year ending March 2021: \$590,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**809/157 Abeckett St MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$425,130

**Method:** Sale

**Date:** 25/03/2021

**Property Type:** Strata Unit/Flat

**1209/157 Abeckett St MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$427,350

**Method:** Sale

**Date:** 25/03/2021

**Property Type:** Strata Unit/Flat

**2504/241 Harbour Esp DOCKLANDS 3008 (VG)**

Agent Comments



**Price:** \$430,000

**Method:** Sale

**Date:** 09/03/2021

**Property Type:** Flat/Unit/Apartment (Res)