

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

902/8 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

\$355,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2021

to

30 Apr 2022

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

1102/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$355,000	27-Apr-22
2709/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$375,000	24-Nov-21
302W/888 COLLINS STREET DOCKLANDS VIC 3008	\$380,888	17-Mar-22

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: 12 May 2022


**1102/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

RS

\$355,000

Sold Date

27-Apr-22

Distance

0.14km
**2709/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$375,000

Sold Date

24-Nov-21

Distance

0.45km
**302W/888 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$380,888

Sold Date

17-Mar-22

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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