

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

1309/8 Marmion Place 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

\$495,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2019

to

29 Feb 2020

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

1203/8 Marmion Place Docklands VIC 3008	\$540,000	23-Nov-19
1612/8 Marmion Place Docklands VIC 3008	\$496,000	09-Dec-19
2109/8 Marmion Place Docklands VIC 3008	\$561,000	07-Dec-19

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: 06 March 2020

**1203/8 Marmion Place Docklands
VIC 3008**

Sold Price

\$540,000

Sold Date

23-Nov-19

2

1

1

Distance

-

**1612/8 Marmion Place Docklands
VIC 3008**

Sold Price

\$496,000

Sold Date

09-Dec-19

2

1

1

Distance

-

**2109/8 Marmion Place Docklands
VIC 3008**

Sold Price

\$561,000

Sold Date

07-Dec-19

2

1

2

Distance

-

RS = Recent sale**UN** = Undisclosed Sale

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