

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

906N/241 HARBOUR ESPLANADE 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,499

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2021

to

30 Sep 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

504/8 MARMION PLACE DOCKLANDS VIC 3008	\$510,000	31-Jan-22
603/8 MARMION PLACE DOCKLANDS VIC 3008	\$520,000	09-Feb-22
1205/8 MARMION PLACE DOCKLANDS VIC 3008	\$501,500	07-Sep-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: 14 October 2022



**504/8 MARMION PLACE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$510,000** Sold Date **31-Jan-22**

Distance **0.06km**



**603/8 MARMION PLACE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$520,000** Sold Date **09-Feb-22**

Distance **0.06km**



**1205/8 MARMION PLACE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price ^{RS} **\$501,500** Sold Date **07-Sep-22**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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