

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

209/1 Marmion Place, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$380,000

&

\$400,000

Median sale price

Median price

\$593,000

House

Unit

X

Suburb

Docklands

Period - From

01/01/2018

to

31/03/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

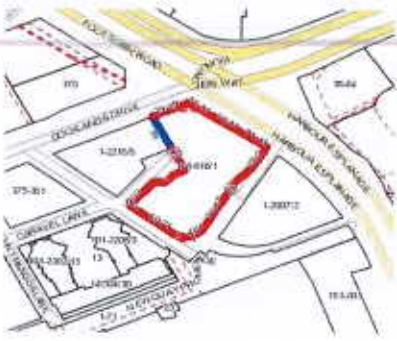
- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	1511/8 Marmion PI DOCKLANDS 3008	\$395,000	11/03/2017
2	1010/8 Marmion PI DOCKLANDS 3008	\$370,000	06/11/2017
3	507/8 Marmion PI DOCKLANDS 3008	\$360,000	20/01/2018

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.~~

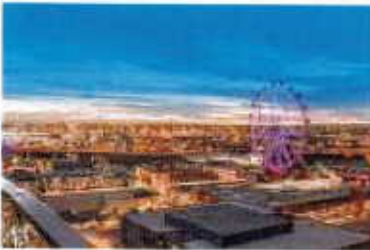
209/1 Marmion Place, Docklands Vic 3008



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median Unit Price
March quarter 2018: \$593,000

Comparable Properties



1511/8 Marmion PI DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 11/03/2017
Rooms: 2
Property Type: Apartment

1010/8 Marmion PI DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 06/11/2017
Rooms: 2
Property Type: Apartment

507/8 Marmion PI DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 20/01/2018
Rooms: 2
Property Type: Apartment