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	209/1 Marmion Place, Docklands Vic 3008
Including suburb and	14 S 74 NO 1
postcode	

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	Hou	se	Unit	X		Suburb	Docklands
Period - From	01/01/2018	to	31/03/2018		So	urce	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.

Ad	dress of comparable property	Price	Date of sale	
1	1511/8 Marmion Pl 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

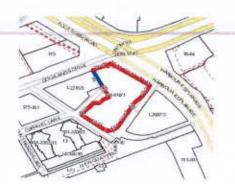
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

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

P= 1

Price: \$395,000 Method: Private Sale Date: 11/03/2017

Property Type: Apartment

(REI/VG)

Agent Comments

Rooms: 2

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

1





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

Property Type: Apartment

Agent Comments

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

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The information contained herein is to be used as a guide only. Although every care has been taken In the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.