

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

2702/8 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2020

to

30 Nov 2021

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

1306/39 Caravel Lane Docklands VIC 3008	\$650,000	14-Sep-21
1306/9 Waterside Place Docklands VIC 3008	\$675,000	12-Sep-21
3104E/888 Collins Street Docklands VIC 3008	\$662,000	26-Sep-21

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: 05 December 2021



**1306/39 Caravel Lane Docklands
VIC 3008**

 2  2  1

Sold Price

\$650,000

Sold Date

14-Sep-21

Distance

0.22km



**1306/9 Waterside Place Docklands
VIC 3008**

 2  2  1

Sold Price

\$675,000

Sold Date

12-Sep-21

Distance

0.58km



**3104E/888 Collins Street Docklands
VIC 3008**

 2  2  1

Sold Price

\$662,000

Sold Date

26-Sep-21

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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