

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

1315/8 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

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2021

to

28 Feb 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

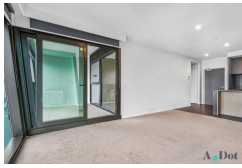
Date of sale

2702/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$670,000	19-Dec-21
2803/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$680,000	10-Feb-22
1406/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$690,000	03-Nov-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: 22 March 2022


**2702/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

2 2 1

 Sold Price **\$670,000** Sold Date **19-Dec-21**

Distance -


**2803/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

2 2 1

 Sold Price **\$680,000** Sold Date **10-Feb-22**

Distance -


**1406/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

2 2 1

 Sold Price **\$690,000** Sold Date **03-Nov-21**

 Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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