

# 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 514/1 Marmion Place, Docklands, VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$300,000

&

\$330,000

### Median sale price

Median price

\$610,000

Property Type

House

Suburb

Docklands (3008)

Period - From

01/07/2023

to

30/06/2024

Source

realestate.com.au

### Comparable property sales

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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
303/1 MARMION PLACE, DOCKLANDS VIC 3008	\$335,000	15/04/2024
103/1 MARMION PLACE, DOCKLANDS VIC 3008	\$335,000	26/07/2023
L5 508A/198 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$340,000	24/04/2024

This Statement of Information was prepared on: 02/07/2024