

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

2006/8 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2022

to

31 Mar 2023

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

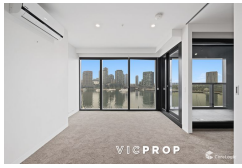
Date of sale

902/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$366,000	23-May-22
2605/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$400,000	16-Jan-23
2708/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$380,000	20-Feb-23

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: 13 April 2023



**902/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$366,000** Sold Date **23-May-22**

Distance **0km**

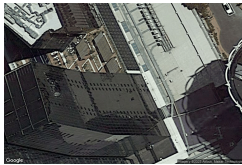


**2605/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$400,000** Sold Date **16-Jan-23**

Distance **0km**



**2708/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 - -

Sold Price **\$380,000** Sold Date **20-Feb-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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