

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

1907/8 MARMION PLACE 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2021

to

31 Jul 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

1401/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,338,000	03-Mar-22
1801/39 CARAVEL LANE DOCKLANDS VIC 3008	\$1,265,000	11-May-22
1303/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,275,000	20-Apr-22

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: 25 August 2022



1401/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008

3 2 2

Sold Price

\$1,338,000

Sold Date

03-Mar-22

Distance

0.12km



1801/39 CARAVEL LANE DOCKLANDS VIC 3008

3 2 2

Sold Price

\$1,265,000

Sold Date

11-May-22

Distance

0.22km



1303/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

3 2 2

Sold Price

\$1,275,000

Sold Date

20-Apr-22

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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