

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

416/1 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

or range
between

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 2024

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

1110/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$350,000	25-Feb-24
1403/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$420,000	22-May-24
2210/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$380,000	25-Sep-24

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.

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**1110/231-245 HARBOUR
 ESPLANADE DOCKLANDS VIC
 3008**

1 -

Sold Price **\$350,000** Sold Date **25-Feb-24**

Distance **0km**

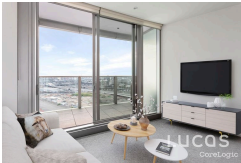


**1403/231-245 HARBOUR
 ESPLANADE DOCKLANDS VIC
 3008**

1 1

Sold Price **\$420,000** Sold Date **22-May-24**

Distance **0km**



**2210/231-245 HARBOUR
 ESPLANADE DOCKLANDS VIC
 3008**

1 1

Sold Price ^{RS} **\$380,000** Sold Date **25-Sep-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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