

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	2308/8 Pearl River Road, Docklands, VIC 3008
Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$380,000
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Median sale price

Median price	\$630,000	Property Type	Apartment	Suburb	Docklands (3008)
Period - From	01/08/2022	to	31/07/2023	Source	realestate.com.au

Comparable property sales

A These are two 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
2209/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$380,000	07/07/2023
1809/421 DOCKLANDS DRIVE, DOCKLANDS VIC 3008	\$390,000	18/07/2023

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 six months.

This Statement of Information was prepared on:	10/08/2023
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