

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

1815/8 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

or range
between

\$430,000

&

\$470,000

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

808/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$475,000	23-Oct-24
610E/878 COLLINS STREET DOCKLANDS VIC 3008	\$450,000	15-Sep-24
903/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$452,000	17-Jul-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.~~

This Statement of Information was prepared on: 27 November 2024



808/60 SIDDELEY STREET DOCKLANDS VIC 3008

2 1 -

Sold Price **\$475,000** Sold Date **23-Oct-24**

Distance **1.37km**



610E/878 COLLINS STREET DOCKLANDS VIC 3008

2 1 -

Sold Price **\$450,000** Sold Date **15-Sep-24**

Distance **0.79km**



903/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

2 1 -

Sold Price **\$452,000** Sold Date **17-Jul-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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