

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

1008/387-395 DOCKLANDS DRIVE 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

\$525,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

816/8 MARMION PLACE DOCKLANDS VIC 3008	\$555,000	03-May-24
903/8 MARMION PLACE DOCKLANDS VIC 3008	\$545,888	09-Apr-24
2503/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$526,000	17-Jan-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: 22 May 2024



**816/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

^{RS} **\$555,000**

Sold Date **03-May-24**

Distance **0.15km**



**903/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

^{RS} **\$545,888**

Sold Date **09-Apr-24**

Distance **0.15km**



**2503/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

\$526,000

Sold Date **17-Jan-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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