

## 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

1409/8 MARMION PLACE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2022

to

31 Oct 2023

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

804/8 MARMION PLACE DOCKLANDS VIC 3008	\$540,000	19-May-23
1708/8 MARMION PLACE DOCKLANDS VIC 3008	\$520,000	18-Apr-23
1801/8 MARMION PLACE DOCKLANDS VIC 3008	\$533,000	10-Aug-23

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: 24 November 2023



**804/8 MARMION PLACE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$540,000** Sold Date **19-May-23**

Distance **0km**



**1708/8 MARMION PLACE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$520,000** Sold Date **18-Apr-23**

Distance **0km**



**1801/8 MARMION PLACE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$533,000** Sold Date **10-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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