

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

1603/8 Marmion Place, Docklands Vic 3008

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Docklands

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	816/8 Marmion PI DOCKLANDS 3008	\$555,000	03/05/2024
2	903/8 Marmion PI DOCKLANDS 3008	\$545,888	23/04/2024
3	608/677 La Trobe St DOCKLANDS 3008	\$540,000	01/03/2024

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 six months.~~

This Statement of Information was prepared on:

17/06/2024 09:17



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$560,000

Median Unit Price

March quarter 2024: \$627,500

Comparable Properties

816/8 Marmion PI DOCKLANDS 3008 (REI/VG) Agent Comments



Price: \$555,000

Method: Private Sale

Date: 03/05/2024

Property Type: Apartment



903/8 Marmion PI DOCKLANDS 3008 (REI/VG) Agent Comments



Price: \$545,888

Method: Private Sale

Date: 23/04/2024

Property Type: Apartment

608/677 La Trobe St DOCKLANDS 3008 (VG) Agent Comments



Price: \$540,000

Method: Sale

Date: 01/03/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Little Real Estate | P: 07 3037 0255