

## 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

3408/8 PEARL RIVER ROAD 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

\$1,200,000

&

\$1,320,000

### 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

|   |             |           |
|---|-------------|-----------|
| 1102/20 RAKAIA WAY DOCKLANDS VIC 3008     | \$1,310,000 | 07-Apr-24 |
| 2101/15 CARAVEL LANE DOCKLANDS VIC 3008   | \$1,315,000 | 18-Mar-24 |
| 1802/9 WATERSIDE PLACE DOCKLANDS VIC 3008 | \$1,285,000 | 25-Nov-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: 07 May 2024



**1102/20 RAKAIA WAY  
DOCKLANDS VIC 3008**

 3  2  2

Sold Price <sup>RS</sup> **\$1,310,000** Sold Date **07-Apr-24**

Distance **0.3km**



**2101/15 CARAVEL LANE  
DOCKLANDS VIC 3008**

 3  2  2

Sold Price <sup>RS</sup> **\$1,315,000** Sold Date **18-Mar-24**

Distance **0.34km**



**1802/9 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$1,285,000** Sold Date **25-Nov-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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