

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 803/8 Pearl River Road, Docklands, VIC 3008

Indicative selling price

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

Price Range

\$600,000

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\$650,000

Median sale price

Median price

\$630,000

Property Type

Apartment

Suburb

Docklands (3008)

Period - From

01/08/2022

to

31/07/2023

Source

realestate.com.au

Comparable property sales

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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
1801N/889 COLLINS STREET, DOCKLANDS VIC 3008	\$600,000	15/07/2023
1707/20 RAKAIA WAY, DOCKLANDS VIC 3008	\$628,888	29/06/2023
1413/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$667,500	22/05/2023

This Statement of Information was prepared on: 14/08/2023