

## 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

903/8 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

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2202/8 MARMION PLACE DOCKLANDS VIC 3008       | \$530,000 | 15-Feb-24 |
| 1409/8 MARMION PLACE DOCKLANDS VIC 3008       | \$520,000 | 03-Jan-24 |
| 1206/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008 | \$557,000 | 12-Dec-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: 04 April 2024



**2202/8 MARMION PLACE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **15-Feb-24**

Distance **0km**



**1409/8 MARMION PLACE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$520,000** Sold Date **03-Jan-24**

Distance **0km**



**1206/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$557,000** Sold Date **12-Dec-23**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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