

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode H209/1 Marmion Street, DOCKLANDS, VIC, 3008

Indicative selling price

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

Single price \$ 380,000 or range between \$ & \$

Median sale price

Median price \$ 622,500 House Unit Suburb DOCKLANDS
Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

Comparable property sales

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
188 PEEL STREET, NORTH MELBOURNE VIC 3051	\$ 173,000	17/02/2019
7 KATHERINE PLACE, MELBOURNE VIC 3000	\$ 315,000	20/01/2019
888 COLLINS STREET, DOCKLANDS VIC 3008	\$ 460,000	05/02/2019