

## 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

2010/8 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

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2023

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 2004/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008 | \$402,000 | 02-Sep-24 |
| 2710/8 PEARL RIVER ROAD DOCKLANDS VIC 3008  | \$385,000 | 26-Jul-24 |
| 1711/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008 | \$430,000 | 21-Jun-24 |

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: 11 October 2024



**2004/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price

<sup>RS</sup>

**\$402,000**

Sold Date

**02-Sep-24**

Distance

**0.28km**



**2710/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 1

Sold Price

**\$385,000**

Sold Date

**26-Jul-24**

Distance

**0.42km**



**1711/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

- 1 -

Sold Price

**\$430,000**

Sold Date

**21-Jun-24**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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