

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

610/1 MARMION PLACE DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

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

206/1 MARMION PLACE DOCKLANDS VIC 3008	\$475,000	03-Jul-24
2208/15 CARAVEL LANE DOCKLANDS VIC 3008	\$475,000	05-Aug-24
2708E/888 COLLINS STREET DOCKLANDS VIC 3008	\$485,000	31-Jul-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: 28 October 2024



**206/1 MARMION PLACE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$475,000** Sold Date **03-Jul-24**

Distance **0km**



**2208/15 CARAVEL LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price Sold Date **05-Aug-24**

Distance **0.12km**



**2708E/888 COLLINS STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$485,000** Sold Date **31-Jul-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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