

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

3403/8 PEARL RIVER ROAD 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 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

2413/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$675,000	15-Oct-24
2602/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$701,000	20-Sep-24
1304/39 CARAVEL LANE DOCKLANDS VIC 3008	\$735,000	19-Nov-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: 29 November 2024



**2413/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$675,000** Sold Date **15-Oct-24**

Distance **0km**

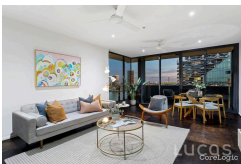


**2602/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$701,000** Sold Date **20-Sep-24**

Distance **0km**



**1304/39 CARAVEL LANE
DOCKLANDS VIC 3008**

2 2 1

Sold Price ^{RS} **\$735,000** Sold Date **19-Nov-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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