

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

2404/8 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

1703/5 CARAVEL LANE DOCKLANDS VIC 3008	\$691,000	18-Jan-24
706/5 CARAVEL LANE DOCKLANDS VIC 3008	\$678,000	12-Dec-23
3307/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$720,000	02-Oct-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: 07 February 2024



**1703/5 CARAVEL LANE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$691,000

Sold Date

18-Jan-24

Distance

0.38km



**706/5 CARAVEL LANE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$678,000

Sold Date

12-Dec-23

Distance

0.38km



**3307/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$720,000

Sold Date

02-Oct-23

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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