

## 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

2504/8 PEARL RIVER ROAD 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

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2022

to

31 Jul 2023

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

2304/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$730,000	26-Jun-23
1105/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$708,000	08-Jul-23
1305/39 CARAVEL LANE DOCKLANDS VIC 3008	\$697,000	06-Apr-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: 18 August 2023



**2304/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$730,000** Sold Date **26-Jun-23**

Distance **0km**

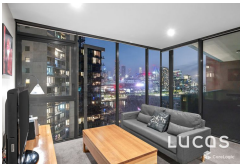


**1105/81 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$708,000** Sold Date **08-Jul-23**

Distance **0.75km**



**1305/39 CARAVEL LANE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$697,000** Sold Date **06-Apr-23**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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