

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

605/1 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2020

to

31 Jan 2021

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

1003/15 Caravel Lane Docklands VIC 3008	\$640,000	21-Oct-20
1405/15 Caravel Lane Docklands VIC 3008	\$605,000	14-Dec-20
1901/421 Docklands Drive Docklands VIC 3008	\$665,000	19-Sep-20

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: 01 February 2021



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**1003/15 Caravel Lane Docklands
VIC 3008**

2 2 1

Sold Price **\$640,000** Sold Date **21-Oct-20**

Distance **0.11km**



**1405/15 Caravel Lane Docklands
VIC 3008**

2 2 1

Sold Price ^{RS} **\$605,000** ^{UN} Sold Date **14-Dec-20**

Distance **0.11km**



**1901/421 Docklands Drive
Docklands VIC 3008**

2 2 1

Sold Price **\$665,000** Sold Date **19-Sep-20**

Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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