

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 2007/8 Marmion Place, Docklands Vic 3008

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$875,000

Median sale price

Median price \$595,000 House Unit X Suburb Docklands

Period - From 01/10/2017 to 31/12/2017 Source REIV

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 six 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
1	59 Baillie St NORTH MELBOURNE 3051	\$880,000	03/02/2018
2	5/1-9 Villiers St NORTH MELBOURNE 3051	\$859,000	09/11/2017
3	27 Stawell St NORTH MELBOURNE 3051	\$850,000	12/12/2017

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 six months.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$875,000
Median Unit Price
 December quarter 2017: \$595,000

Comparable Properties



59 Baillie St NORTH MELBOURNE 3051 (REI) [Agent Comments](#)



Price: \$880,000
Method: Auction Sale
Date: 03/02/2018
Rooms: -
Property Type: Townhouse (Res)



5/1-9 Villiers St NORTH MELBOURNE 3051 (REI/VG) [Agent Comments](#)



Price: \$859,000
Method: Private Sale
Date: 09/11/2017
Rooms: -
Property Type: Apartment



27 Stawell St NORTH MELBOURNE 3051 (REI) [Agent Comments](#)



Price: \$850,000
Method: Private Sale
Date: 12/12/2017
Rooms: -
Property Type: Townhouse (Single)