

# 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 PEAR 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)

Price Range

\$380,000

&

\$410,000

### Median sale price

Median price

\$415,000

Property Type

Apartment

Suburb

Docklands (3008)

Period - From

31/10/2019

to

31/12/2019

Source

REALESTATE

### Comparable property sales

**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
408/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$395,000	10/10/2019
D1001/15 DOEPEL WAY, DOCKLANDS VIC3008	\$382,000	07/05/2019
2605/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$465,000	14/10/2019

This Statement of Information was prepared on: 03/12/2019