

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

2403/9 WATERSIDE 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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2023

to

31 Jul 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

22/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,183,000	25-Mar-24
183/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,140,000	20-Apr-24
1705/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,150,000	23-Apr-24

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: 26 August 2024


**22/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2
  2
  2

 Sold Price **\$1,183,000** Sold Date **25-Mar-24**

 Distance **0km**

**183/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2
  2
  2

 Sold Price **\$1,140,000** Sold Date **20-Apr-24**

 Distance **0.06km**

**1705/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2
  2
  -

 Sold Price ^{RS} **\$1,150,000** Sold Date **23-Apr-24**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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