

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

1705/9 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

\$1,090,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

263/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,125,000	29-Aug-23
182/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,202,000	27-Oct-23
243/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,310,000	19-Jan-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: 01 February 2024



**263/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$1,125,000** Sold Date **29-Aug-23**

Distance **0.06km**



**182/55 VICTORIA HARBOUR
PROMENADE DOCKLANDS VIC
3008**

 2  2  2

Sold Price ^{RS} **\$1,202,000** Sold Date **27-Oct-23**

Distance **0.13km**



**243/55 VICTORIA HARBOUR
PROMENADE DOCKLANDS VIC
3008**

 2  2  2

Sold Price ^{RS} **\$1,310,000** Sold Date **19-Jan-24**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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