

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

10B/8 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2022

to

31 Oct 2023

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

1901/39 CARAVEL LANE DOCKLANDS VIC 3008	\$1,280,000	28-Sep-23
1402/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,255,000	26-Jun-23
606/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,310,000	10-May-23

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 November 2023

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**1901/39 CARAVEL LANE
DOCKLANDS VIC 3008**

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Sold Price ^{RS} **\$1,280,000** Sold Date **28-Sep-23**Distance **0.54km****1402/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

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Sold Price **\$1,255,000** Sold Date **26-Jun-23**Distance **0.06km****606/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

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Sold Price **\$1,310,000** Sold Date **10-May-23**Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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