



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

1306/9 Waterside Place, Docklands, 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$700,000.00

&

\$770,000.00

Median sale price

Median price

\$602,500.00

Property type

Unit/Apartment,
Car Park

Suburb

DOCKLANDS

Period - From

Jul 2023

to

Sep 2023

Source

REIV

Comparable property sales

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
313/112 Adderley St WEST MELBOURNE 3003	\$770,000.00	6/10/2023
704/1 Encounter Way DOCKLANDS 3008	\$760,000.00	18/08/2023
403/39 Caravel La DOCKLANDS 3008	\$750,000.00	4/12/2023

This Statement of Information was prepared on:

Monday 18th December 2023