

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,280,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2023

to

31 May 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
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: 24 June 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 <sup>RS</sup> **\$1,140,000** Sold Date **20-Apr-24**

Distance **0.06km**



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

 2  2  2

Sold Price **\$1,310,000** Sold Date **19-Jan-24**

Distance **0.15km**

RS = Recent sale      UN = Undisclosed Sale

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