

## 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

2D/8 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

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 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

10D/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$450,000	27-Sep-23
2B/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$465,000	10-May-23
2207/39 CARAVEL LANE DOCKLANDS VIC 3008	\$440,000	26-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: 06 October 2023



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**10D/8 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **27-Sep-23**

Distance **0km**



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

1 1 1

Sold Price **\$465,000** Sold Date **10-May-23**

Distance **0.06km**



**2207/39 CARAVEL LANE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$440,000** Sold Date **26-May-23**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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