

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

2F/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

\$410,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

2B/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$465,000	10-May-23
5D/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$440,000	15-Apr-24
501/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$630,000	08-Jun-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: 24 April 2024



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

 1  1  1

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

Distance **0km**



**5D/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price ^{RS} **\$440,000** Sold Date **15-Apr-24**

Distance **0km**



**501/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$630,000** Sold Date **08-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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