

## 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

64/9 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

or range  
between

\$1,850,000

&

\$1,990,000

### 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

61/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$2,141,000	20-Sep-23
62/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$2,000,000	25-Jul-23
3005/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,950,000	07-Aug-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: 16 October 2023



**61/9 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price <sup>RS</sup> **\$2,141,000** <sup>UN</sup> Sold Date **20-Sep-23**

Distance **0km**



**62/9 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$2,000,000** Sold Date **25-Jul-23**

Distance **0km**



**3005/81 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,950,000** Sold Date **07-Aug-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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