

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

904/9 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

\$1,020,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

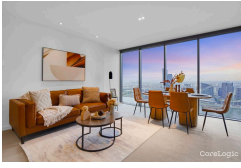
274/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,008,000	02-Feb-24
604/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,100,000	10-Feb-24
402/68 RIVER ESPLANADE DOCKLANDS VIC 3008	\$1,045,000	04-Apr-24

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: 20 May 2024

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**274/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$1,008,000** Sold Date **02-Feb-24**

Distance **0.06km**



**604/70 LORIMER STREET
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$1,100,000** Sold Date **10-Feb-24**

Distance **0.64km**



**402/68 RIVER ESPLANADE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price ^{RS} **\$1,045,000** Sold Date **04-Apr-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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