

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

2A/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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2022

to

30 Apr 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

2308N/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$688,800	13-Feb-23
1205/90 LORIMER STREET DOCKLANDS VIC 3008	\$740,000	27-Feb-23
1305/39 CARAVEL LANE DOCKLANDS VIC 3008	\$697,000	06-Apr-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 May 2023



**2308N/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

Sold Price

^{RS}

\$688,800

Sold Date

13-Feb-23

2

2

1

Distance

0.12km



**1205/90 LORIMER STREET
DOCKLANDS VIC 3008**

Sold Price

\$740,000

Sold Date

27-Feb-23

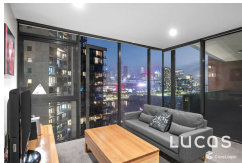
2

1

2

Distance

0.55km



**1305/39 CARAVEL LANE
DOCKLANDS VIC 3008**

Sold Price

^{RS}

\$697,000

Sold Date

06-Apr-23

2

2

1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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