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

11/9 Waterside Place, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,450,000		&		\$1,590,000			
Median sale price								
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Docklands
Period - From	03/04/2023	to	02/04/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	501/28 Curzon St WEST MELBOURNE 3003	\$1,550,000	13/10/2023
2	7408/70 Southbank Blvd SOUTHBANK 3006	\$1,500,000	13/03/2024
3	2005/1 Point Park Cr DOCKLANDS 3008	\$1,450,000	20/10/2023

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 six months.

This Statement of Information was prepared on:

03/04/2024 10:05







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$1,450,000 - \$1,590,000 Median Unit Price 03/04/2023 - 02/04/2024: \$615,000

Comparable Properties

501/28 Curzon St WEST MELBOURNE 3003 (REI/VG) Price: \$1,550,000 Method: Sold Before Auction Date: 13/10/2023 Property Type: Apartment	Agent Comments
7408/70 Southbank Blvd SOUTHBANK 3006 (REI) 3 2 2 Price: \$1,500,000 Method: Sold Before Auction Date: 13/03/2024 Property Type: Apartment	Agent Comments
2005/1 Point Park Cr DOCKLANDS 3008 (VG) 3 Price: \$1,450,000 Method: Sale Date: 20/10/2023 Property Type: Flat/Unit/Apartment (Res)	Agent Comments

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303



property commany the State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.