

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,590,000

### Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Docklands

Period - From

03/04/2023

to

02/04/2024

Source

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.

	Address 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



3   
 2   
 2

**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)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 13/10/2023

**Property Type:** Apartment



**7408/70 Southbank Blvd SOUTHBANK 3006 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 13/03/2024

**Property Type:** Apartment



**2005/1 Point Park Cr DOCKLANDS 3008 (VG)**

**Agent Comments**

3   
 -   
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**Price:** \$1,450,000

**Method:** Sale

**Date:** 20/10/2023

**Property Type:** Flat/Unit/Apartment (Res)

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