

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

4C/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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2023

to

30 Sep 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

2F/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$430,000	08-Aug-24
3C/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$460,000	11-Jun-24
5D/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$440,000	15-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: 03 October 2024



2F/9 WATERSIDE PLACE DOCKLANDS VIC 3008

1 1 1

Sold Price ^{RS} **\$430,000** ^{UN} Sold Date **08-Aug-24**

Distance **0km**



3C/9 WATERSIDE PLACE DOCKLANDS VIC 3008

1 1 1

Sold Price **\$460,000** Sold Date **11-Jun-24**

Distance **0km**



5D/9 WATERSIDE PLACE DOCKLANDS VIC 3008

1 1 1

Sold Price **\$440,000** Sold Date **15-Apr-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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