

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 112/8 Waterside Place, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,380,000

Median sale price

Median price \$608,000 Property Type Unit Suburb Docklands

Period - From 23/04/2023 to 22/04/2024 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 | 906/1 Point Park Cr DOCKLANDS 3008 | \$1,375,000 | 18/12/2023 |
| 2 | 7206/70 Southbank Blvd SOUTHBANK 3006 | \$1,350,000 | 13/02/2024 |
| 3 | 901/80 Lorimer St DOCKLANDS 3008 | \$1,330,000 | 01/11/2023 |

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: 23/04/2024 13:46

112/8 Waterside Place, Docklands Vic 3008



 3  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,380,000
Median Unit Price
23/04/2023 - 22/04/2024: \$608,000

Comparable Properties



906/1 Point Park Cr DOCKLANDS 3008 (VG)

Agent Comments

 3  -  -

Price: \$1,375,000

Method: Sale

Date: 18/12/2023

Property Type: Flat/Unit/Apartment (Res)



7206/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

 3  -  -

Price: \$1,350,000

Method: Sale

Date: 13/02/2024

Property Type: Strata Unit/Flat



901/80 Lorimer St DOCKLANDS 3008 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,330,000

Method: Private Sale

Date: 01/11/2023

Property Type: Apartment