

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

1H/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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2021

to

31 Dec 2021

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

1306/9 Waterside Place Docklands VIC 3008	\$675,000	12-Sep-21
3104E/888 Collins Street Docklands VIC 3008	\$662,000	26-Sep-21
2310/100 Harbour Esplanade Docklands VIC 3008	\$695,000	22-Dec-21

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: 13 January 2022



1306/9 Waterside Place Docklands VIC 3008 Sold Price **\$675,000** Sold Date **12-Sep-21**

 2  2  1

Distance -



3104E/888 Collins Street Docklands VIC 3008 Sold Price **\$662,000** Sold Date **26-Sep-21**

 2  2  1

Distance **0.12km**



2310/100 Harbour Esplanade Docklands VIC 3008 Sold Price ^{RS} **\$695,000** Sold Date **22-Dec-21**

 2  2  1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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