

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

3D/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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2019

to

29 Feb 2020

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

713/100 Harbour Esplanade Docklands VIC 3008	\$460,000	11-Mar-20
1703/231-245 Harbour Esplanade Docklands VIC 3008	\$455,000	06-Mar-20
2211/8 Pearl River Road Docklands VIC 3008	\$460,000	17-Jan-20

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: 18 March 2020



**713/100 Harbour Esplanade
 Docklands VIC 3008**

 1  1  1

Sold Price

^{RS} **\$460,000**

Sold Date

11-Mar-20

Distance

0.52km



**1703/231-245 Harbour Esplanade
 Docklands VIC 3008**

 1  1  1

Sold Price

^{RS} **\$455,000**

Sold Date

06-Mar-20

Distance

0.69km



**2211/8 Pearl River Road Docklands
 VIC 3008**

 1  1  1

Sold Price

\$460,000

Sold Date

17-Jan-20

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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