

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

2G/8 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

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2022

to

31 May 2023

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

2A/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$660,000	23-Jun-23
1005E/888 COLLINS STREET DOCKLANDS VIC 3008	\$640,000	16-Jun-23
2801E/888 COLLINS STREET DOCKLANDS VIC 3008	\$680,000	23-May-23

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: 28 June 2023



2A/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 1

Sold Price

^{RS} \$660,000

Sold Date

23-Jun-23

Distance

0.06km



1005E/888 COLLINS STREET DOCKLANDS VIC 3008

2 2 1

Sold Price

^{RS} \$640,000

Sold Date

16-Jun-23

Distance

0.11km



2801E/888 COLLINS STREET DOCKLANDS VIC 3008

2 2 1

Sold Price

^{RS} \$680,000

Sold Date

23-May-23

Distance

0.11km



2308N/889-897 COLLINS STREET DOCKLANDS VIC 3008

2 2 1

Sold Price

\$688,800

Sold Date

13-Feb-23

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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