

## 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

2904/9 WATERSIDE PLACE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$930,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 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

|  |             |           |
|--|-------------|-----------|
| 2304/9 WATERSIDE PLACE DOCKLANDS VIC 3008    | \$1,031,000 | 21-Aug-24 |
| 23/9 WATERSIDE PLACE DOCKLANDS VIC 3008      | \$1,150,000 | 24-Sep-24 |
| 303/1 POINT PARK CRESCENT DOCKLANDS VIC 3008 | \$1,050,000 | 24-Sep-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: 04 November 2024

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## 2304/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price <sup>RS</sup> **\$1,031,000** Sold Date **21-Aug-24**

Distance **0.01km**



## 23/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 -

Sold Price **\$1,150,000** Sold Date **24-Sep-24**

Distance **0km**



## 303/1 POINT PARK CRESCENT DOCKLANDS VIC 3008

2 2 2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **24-Sep-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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