

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

904/9 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2024

to

31 Dec 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

1804/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$980,000	31-Oct-24
2904/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$985,000	22-Nov-24
803/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,015,000	03-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: 16 January 2025

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**1804/9 WATERSIDE PLACE
 DOCKLANDS VIC 3008**

2 2 2

Sold Price ^{RS} **\$980,000** Sold Date **31-Oct-24**

Distance **0km**



**2904/9 WATERSIDE PLACE
 DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$985,000** Sold Date **22-Nov-24**

Distance **0km**



**803/80 LORIMER STREET
 DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,015,000** Sold Date **03-Sep-24**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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