

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 401/9 Waterside Place, Docklands, VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$565,000

&

\$610,000

Median sale price

Median price

\$610,000

Property Type

Apartment

Suburb

Docklands (3008)

Period - From

01/09/2023

to

31/08/2024

Source

realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
501/9 WATERSIDE PLACE, DOCKLANDS VIC 3008	\$630,000	08/07/2024
101/2 GLENTI PLACE, DOCKLANDS VIC 3008	\$645,000	05/07/2024
1509/100 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$555,000	27/08/2024

This Statement of Information was prepared on: 09/09/2024