

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
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Indicative selling price

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

Price Range	\$535,000	&	\$585,000
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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

A 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