

# 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

11/9 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)

Range between \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Docklands

Period - From 01/04/2023

to 31/03/2024

Source REIV

### 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 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 |
|---|---------------------------------------|-------------|--------------|
| 1 | 1004/25 Waterfront Way DOCKLANDS 3008 | \$1,570,000 | 14/02/2024   |
| 2 | 7408/70 Southbank Blvd SOUTHBANK 3006 | \$1,500,000 | 13/03/2024   |
| 3 |                                       |             |              |

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 six months.

This Statement of Information was prepared on:

13/06/2024 11:25

11/9 Waterside Place, Docklands Vic 3008



 3  2  2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,540,000  
**Median Unit Price**  
Year ending March 2024: \$605,000

## Comparable Properties



**1004/25 Waterfront Way DOCKLANDS 3008 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,570,000  
**Method:** Sale  
**Date:** 14/02/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**7408/70 Southbank Blvd SOUTHBANK 3006 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2024  
**Property Type:** Apartment

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 six months.