

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

224/8 Waterside Place, Docklands Vic 3008

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Docklands

Period - From 01/07/2022

to 30/09/2022

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	2003/90 Lorimer St DOCKLANDS 3008	\$1,160,000	13/09/2022
2	332/63 Spencer St DOCKLANDS 3008	\$1,150,000	04/06/2022
3	308/2 Glenti PI DOCKLANDS 3008	\$1,070,000	20/07/2022

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:

07/11/2022 10:15



2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2022: \$590,000

Comparable Properties



2003/90 Lorimer St DOCKLANDS 3008 (REI/VG)

Agent Comments

2
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 2

Price: \$1,160,000

Method: Private Sale

Date: 13/09/2022

Property Type: Apartment

332/63 Spencer St DOCKLANDS 3008 (VG)

Agent Comments

2
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Price: \$1,150,000

Method: Sale

Date: 04/06/2022

Property Type: Flat/Unit/Apartment (Res)

308/2 Glenti PI DOCKLANDS 3008 (REI)

Agent Comments

2
 2
 1

Price: \$1,070,000

Method: Private Sale

Date: 20/07/2022

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088