

# 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

125/8 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 \$1,250,000 & \$1,325,000

### Median sale price

Median price \$612,500 Property Type Unit Suburb Docklands

Period - From 27/09/2023 to 26/09/2024 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	112/8 Waterside PI DOCKLANDS 3008	\$1,300,000	17/06/2024
2	1803/81 South Wharf Dr DOCKLANDS 3008	\$1,320,000	22/05/2024
3	1102/20 Rakaia Way DOCKLANDS 3008	\$1,310,000	06/04/2024

**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:

27/09/2024 11:51

125/8 Waterside Place, Docklands Vic 3008



 3  2  2

**Property Type:** Strata Unit/Flat

**Land Size:** 137 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,325,000

**Median Unit Price**

27/09/2023 - 26/09/2024: \$612,500

## Comparable Properties



**112/8 Waterside PI DOCKLANDS 3008 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 17/06/2024

**Property Type:** Apartment

**Land Size:** 137 sqm approx

**1803/81 South Wharf Dr DOCKLANDS 3008 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,320,000

**Method:** Sale

**Date:** 22/05/2024

**Property Type:** Flat/Unit/Apartment (Res)

**1102/20 Rakaia Way DOCKLANDS 3008 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 06/04/2024

**Property Type:** Unit