

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

3C/8 WATERSIDE PLACE DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

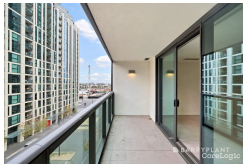
Date of sale

5D/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$430,000	13-Jul-24
6F/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$470,000	24-Jan-24
3C/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$460,000	11-Jun-24

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 6 months.

This Statement of Information was prepared on: 12 August 2024


**5D/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 1  1  1

Sold Price

^{RS}
\$430,000

Sold Date

13-Jul-24

Distance

0.01km

**6F/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 1  1  -

Sold Price

^{RS} **\$470,000**

Sold Date

24-Jan-24

Distance

0.01km

**3C/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 1  1  1

Sold Price

^{RS}
\$460,000

Sold Date

11-Jun-24

Distance

0.06km
RS = Recent sale

UN = Undisclosed Sale

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