

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

2F/9 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

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

808/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$445,000	28-Feb-24
709/20 RAKAIA WAY DOCKLANDS VIC 3008	\$420,000	05-Feb-24
908/8 WATERVIEW WALK DOCKLANDS VIC 3008	\$445,000	02-May-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: 15 May 2024



808/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

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Sold Price

^{RS} **\$445,000**

Sold Date **28-Feb-24**

Distance **0.5km**



709/20 RAKAIA WAY DOCKLANDS VIC 3008

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Sold Price

\$420,000

Sold Date **05-Feb-24**

Distance **0.59km**



908/8 WATERVIEW WALK DOCKLANDS VIC 3008

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Sold Price

^{RS} **\$445,000**

Sold Date **02-May-24**

Distance **0.59km**



1608/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

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Sold Price

\$414,000

Sold Date **02-Aug-23**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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