

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

1101/9 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2023

to

30 Jun 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

303/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$900,000	01-Feb-24
1309/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$850,000	02-Apr-24
1210/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$892,000	17-Jul-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: 24 July 2024

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**303/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$900,000** Sold Date **01-Feb-24**

Distance **0.01km**

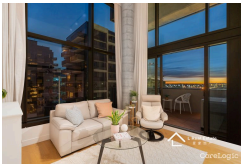


**1309/915-941 COLLINS STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$850,000** Sold Date **02-Apr-24**

Distance **0.13km**



**1210/3 AQUITANIA WAY
DOCKLANDS VIC 3008**

 2  2  1

Sold Price ^{RS} **\$892,000** Sold Date **17-Jul-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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