

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

2904/9 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

\$930,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 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

2304/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,031,000	21-Aug-24
23/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,150,000	24-Sep-24
303/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,050,000	24-Sep-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: 04 November 2024



2304/9 WATERSIDE PLACE DOCKLANDS VIC 3008

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Sold Price ^{RS} **\$1,031,000** Sold Date **21-Aug-24**

Distance **0.01km**



23/9 WATERSIDE PLACE DOCKLANDS VIC 3008

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Sold Price **\$1,150,000** Sold Date **24-Sep-24**

Distance **0km**



303/1 POINT PARK CRESCENT DOCKLANDS VIC 3008

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Sold Price ^{RS} **\$1,050,000** Sold Date **24-Sep-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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