

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

 1
  1
  1

Sold Price

^{RS}
\$445,000

Sold Date

28-Feb-24

Distance

0.5km


709/20 RAKAIA WAY DOCKLANDS VIC 3008

 1
  1
  1

Sold Price

\$420,000

Sold Date

05-Feb-24

Distance

0.59km


908/8 WATERVIEW WALK DOCKLANDS VIC 3008

 1
  1
  1

Sold Price

^{RS}
\$445,000

Sold Date

02-May-24

Distance

0.59km


1608/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

 1
  1
  1

Sold Price

\$414,000

Sold Date

02-Aug-23

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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