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	10G/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	$785,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Docklands
Period-from	01 Jan 2023	to	31 Dec 2023	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.~~

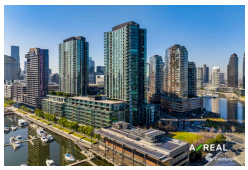
Address of comparable property	Price	Date of sale
1704/9 WATERSIDE PLACE DOCKLANDS VIC 3008	$950,000	04-Oct-22
2004/9 WATERSIDE PLACE DOCKLANDS VIC 3008	$940,000	23-Jun-23

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: 21 January 2024

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1704/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **$950,000** Sold Date **04-Oct-22**

Distance **0.06km**



2004/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **$940,000** Sold Date **23-Jun-23**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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