

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

5C/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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 2021

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

1E/9 Waterside Place Docklands VIC 3008	\$440,000	08-Jan-21
5E/9 Waterside Place Docklands VIC 3008	\$433,000	22-Jan-21
110/8-18 McCrae Street Docklands VIC 3008	\$437,000	05-Mar-21

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: 30 April 2021



**1E/9 Waterside Place Docklands
VIC 3008**

1 1 1

Sold Price **\$440,000** Sold Date **08-Jan-21**

Distance -



**5E/9 Waterside Place Docklands
VIC 3008**

1 1 1

Sold Price **\$433,000** Sold Date **22-Jan-21**

Distance -



**110/8-18 McCrae Street Docklands
VIC 3008**

1 1 1

Sold Price ^{RS} **\$437,000** Sold Date **05-Mar-21**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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