

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

704/9 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2020

to

31 Aug 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

2/66 Montague Street South Melbourne VIC 3205	\$830,444	27-Jul-21
14/801 Bourke Street Docklands VIC 3008	\$795,000	18-Jun-21
2203/628 Flinders Street Docklands VIC 3008	\$863,000	11-Jun-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: 16 September 2021



**2/66 Montague Street South
Melbourne VIC 3205**

2 2 1

Sold Price **\$830,444** Sold Date **27-Jul-21**

Distance **1.21km**



**14/801 Bourke Street Docklands
VIC 3008**

2 2 1

Sold Price **\$795,000** Sold Date **18-Jun-21**

Distance **0.37km**



**2203/628 Flinders Street
Docklands VIC 3008**

2 2 1

Sold Price **\$863,000** Sold Date **11-Jun-21**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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