

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

7A/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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2020

to

31 Dec 2020

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

7F/8 Waterside Place Docklands VIC 3008	\$437,000	12-Oct-20
2109N/883 Collins Street Docklands VIC 3008	\$425,000	02-Oct-20
405/8 Pearl River Road Docklands VIC 3008	\$410,000	14-Oct-20

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: 09 January 2021



**7F/8 Waterside Place Docklands
VIC 3008**

Sold Price

\$437,000

Sold Date

12-Oct-20

 1  1  1

Distance

-



**2109N/883 Collins Street Docklands
VIC 3008**

Sold Price

\$425,000

Sold Date

02-Oct-20

 1  1  1

Distance

0.2km



**405/8 Pearl River Road Docklands
VIC 3008**

Sold Price

\$410,000

Sold Date

14-Oct-20

 1  1  -

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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