

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

5D/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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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
511/5 CARAVEL LANE DOCKLANDS VIC 3008	\$450,000	13-Mar-24
1207/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$430,000	01-Nov-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: 12 April 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



511/5 CARAVEL LANE DOCKLANDS VIC 3008

1 1 1

Sold Price

^{RS}

\$450,000

Sold Date

13-Mar-24

Distance

0.65km



1207/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008

1 1 1

Sold Price

\$430,000

Sold Date

01-Nov-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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