

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

2304/9 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,499

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2022

to

31 Aug 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

506/2 GLENTI PLACE DOCKLANDS VIC 3008	\$1,157,888	05-Jun-23
1306/2 GLENTI PLACE DOCKLANDS VIC 3008	\$1,180,000	08-Jul-23
1303/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,200,000	21-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: 01 September 2023



506/2 GLENTI PLACE DOCKLANDS VIC 3008 Sold Price **\$1,157,888** Sold Date **05-Jun-23**

2 2 2

Distance **0.57km**



1306/2 GLENTI PLACE DOCKLANDS VIC 3008 Sold Price **\$1,180,000** Sold Date **08-Jul-23**

2 2 2

Distance **0.57km**



1303/70 LORIMER STREET DOCKLANDS VIC 3008 Sold Price ^{RS} **\$1,200,000** Sold Date **21-Jun-23**

2 2 2

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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