

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 3001/9 Waterside Place, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$616,500 Property Type Unit Suburb Docklands

Period - From 26/09/2022 to 25/09/2023 Source REIV

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 six 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
1	2103/70 Lorimer St DOCKLANDS 3008	\$1,090,000	01/08/2023
2	1303/50 Lorimer St DOCKLANDS 3008	\$1,055,000	15/09/2023
3	305/20 Convention Centre PI SOUTH WHARF 3006	\$1,050,000	06/08/2023

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 six months.~~

This Statement of Information was prepared on: 26/09/2023 10:55



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median Unit Price

26/09/2022 - 25/09/2023: \$616,500

Comparable Properties



2103/70 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$1,090,000

Method: Private Sale

Date: 01/08/2023

Property Type: Apartment



1303/50 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$1,055,000

Method: Private Sale

Date: 15/09/2023

Property Type: Apartment

305/20 Convention Centre PI SOUTH WHARF 3006 (REI)

Agent Comments

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Price: \$1,050,000

Method: Private Sale

Date: 06/08/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951