

## 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

3-43 WATERFRONT WAY DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$665,000

or range  
between

&

### 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













889-897 COLLINS STREET DOCKLANDS VIC 3008	\$705,000	07-Mar-24
201/98 RIVER ESPLANADE DOCKLANDS VIC 3008	\$670,000	25-Jan-24
1109/26 SOUTHGATE AVENUE SOUTHBANK VIC 3006	\$696,000	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: 17 April 2024

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	<b>889-897 COLLINS STREET DOCKLANDS VIC 3008</b> 1  1  1 	Sold Price	<b>\$705,000</b>	Sold Date	<b>07-Mar-24</b>	Distance	<b>0.48km</b>
	<b>201/98 RIVER ESPLANADE DOCKLANDS VIC 3008</b> 1  1  1 	Sold Price	<b>\$670,000</b>	Sold Date	<b>25-Jan-24</b>	Distance	<b>0.64km</b>
	<b>1109/26 SOUTHGATE AVENUE SOUTHBANK VIC 3006</b> 1  1  1 	Sold Price	<b>\$696,000</b>	Sold Date	<b>01-Nov-23</b>	Distance	<b>1.82km</b>

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RS = Recent sale

UN = Undisclosed Sale

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