

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

146/8 Waterside Place, Docklands Vic 3008

Indicative selling price

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

Single price \$890,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Docklands

Period - From 16/09/2018

to 15/09/2019

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	2912/1 Freshwater PI SOUTHBANK 3006	\$852,500	04/07/2019
2	909/915 Collins St DOCKLANDS 3008	\$850,000	17/06/2019
3	1308/18 Waterview Wik DOCKLANDS 3008	\$840,000	24/04/2019

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:

16/09/2019 09:49



2 2 1

Rooms: 3
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$890,000
Median Unit Price
16/09/2018 - 15/09/2019: \$610,000

Comparable Properties



2912/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 2

Price: \$852,500
Method: Private Sale
Date: 04/07/2019
Property Type: Apartment

909/915 Collins St DOCKLANDS 3008 (VG)

Agent Comments

2 - -

Price: \$850,000
Method: Sale
Date: 17/06/2019
Property Type: Strata Unit/Flat



1308/18 Waterview Wlk DOCKLANDS 3008 (REI/VG)

Agent Comments

3 2 -

Price: \$840,000
Method: Private Sale
Date: 24/04/2019
Rooms: 5
Property Type: Apartment