

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 504/60 Siddeley Street, Docklands Vic 3008

Indicative selling price

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

Range between \$695,000 & \$764,500

Median sale price

Median price \$615,000 Property Type Unit Suburb Docklands

Period - From 30/01/2023 to 29/01/2024 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	1306/9 Waterside PI DOCKLANDS 3008	\$790,000	12/01/2024
2	909/8 Waterview Wlk DOCKLANDS 3008	\$700,000	14/12/2023
3	706/5 Caravel La DOCKLANDS 3008	\$678,000	12/12/2023

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: 30/01/2024 11:55



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$695,000 - \$764,500

Median Unit Price

30/01/2023 - 29/01/2024: \$615,000

Comparable Properties



1306/9 Waterside PI DOCKLANDS 3008 (REI)

Agent Comments

2 2 1

Price: \$790,000

Method: Private Sale

Date: 12/01/2024

Property Type: Apartment



909/8 Waterview Wik DOCKLANDS 3008 (REI)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment

Land Size: 97 sqm approx



706/5 Caravel La DOCKLANDS 3008 (REI)

Agent Comments

2 2 1

Price: \$678,000

Method: Private Sale

Date: 12/12/2023

Property Type: Apartment