

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1608/8 Waterview Walk Docklands VIC 3008

Indicative selling price

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

range between \$765,000 & \$800,000

Median sale price

Median price \$628,000 House ☐ Unit ☒ Suburb Docklands
Period - From 23/11/2017 to 23/11/2018 Source REIV

Comparable property sales

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 |
|---|-----------|--------------|
| 803/8 Waterview Walk Docklands VIC 3008 | \$800,000 | 24/09/2018 |
| 2106/5 Caravel Lane Docklands VIC 3008 | \$840,000 | 27/06/2018 |
| 1808/241 Harbour Esplanade Docklands VIC 3008 | \$840,000 | 08/06/2018 |