

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

803/18 WATERVIEW WALK DOCKLANDS VIC 3008

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 2023

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

1600/18 WATERVIEW WALK DOCKLANDS VIC 3008	\$370,000	11-Jul-23
211/757 BOURKE STREET DOCKLANDS VIC 3008	\$430,000	17-Mar-23
908/8 WATERVIEW WALK DOCKLANDS VIC 3008	\$405,000	08-May-22

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: 24 October 2023



**1600/18 WATERVIEW WALK
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$370,000** Sold Date **11-Jul-23**

Distance **0km**



**211/757 BOURKE STREET
DOCKLANDS VIC 3008**

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Sold Price **\$430,000** Sold Date **17-Mar-23**

Distance **0.05km**



**908/8 WATERVIEW WALK
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$405,000** Sold Date **08-May-22**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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