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

1208/8 Waterview Walk, Docklands Vic 3008

Indicative selling price

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Single price \$375,000

Median sale price

Median price	\$600,000	Pro	perty Type Unit	t	Su	uburb	Docklands
Period - From	01/10/2024	to	31/12/2024	Sou	Irce RE	EIV	

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	603/144 Clarendon St SOUTHBANK 3006	\$375,000	26/11/2024
2	1409/1 Balston St SOUTHBANK 3006	\$375,000	11/10/2024
3	2611/350 William St MELBOURNE 3000	\$375,000	01/10/2024

OR

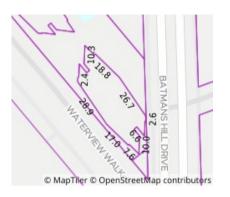
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/02/2025 07:49









Property Type: Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$375,000 Median Unit Price December quarter 2024: \$600,000

Comparable Properties

	603/144 Clarendon St SOUTHBANK 3006 (REI/VG) 1 1 1 1 1 1 1 Price: \$375,000 Method: Private Sale Date: 26/11/2024 Property Type: Apartment	Agent Comments
	1409/1 Balston St SOUTHBANK 3006 (REI/VG) 1 1 Price: \$375,000 Method: Private Sale Date: 11/10/2024 Property Type: Apartment	Agent Comments
Pagan	2611/350 William St MELBOURNE 3000 (VG) 1 Price: \$375,000 Method: Sale Date: 01/10/2024 Property Type: Flat/Unit/Apartment (Res)	Agent Comments

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