

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

705/8 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2022

to

31 Jul 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

1107/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$578,000	01-Jun-23
1215/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$570,000	07-Mar-23
1301N/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$590,000	30-Jun-23

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: 02 August 2023



**1107/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

Sold Price **\$578,000** Sold Date **01-Jun-23**

 2  1  1

Distance **0.19km**

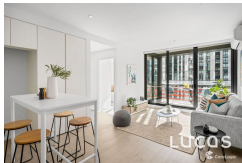


**1215/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

Sold Price **\$570,000** Sold Date **07-Mar-23**

 2  1  1

Distance **0.19km**



**1301N/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

Sold Price ^{RS} **\$590,000** Sold Date **30-Jun-23**

 2  1  1

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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