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

1704/18 Waterview Walk, Docklands Vic 3008

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$515,000		&		\$555,000			
Median sale pi	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Docklands
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2404/620 Collins St MELBOURNE 3000	\$535,000	19/08/2024
2	2309/105 Batman St WEST MELBOURNE 3003	\$528,000	23/07/2024
3	3012/618 Lonsdale St MELBOURNE 3000	\$535,000	16/05/2024

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:

27/08/2024 13:19









Property Type: Apartment Agent Comments

Indicative Selling Price \$515,000 - \$555,000 Median Unit Price June quarter 2024: \$600,000

Comparable Properties



2404/620 Collins St MELBOURNE 3000 (REI) Agent Comments



Price: \$535,000 Method: Private Sale Date: 19/08/2024 Property Type: Apartment



2309/105 Batman St WEST MELBOURNE 3003 Agent Comments (REI)



Price: \$528,000 Method: Private Sale Date: 23/07/2024 Property Type: Apartment



3012/618 Lonsdale St MELBOURNE 3000 (REI/VG)



Price: \$535,000 Method: Private Sale Date: 16/05/2024 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



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Agent Comments