

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$515,000 & \$555,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Docklands

Period - From 01/04/2024 to 30/06/2024 Source 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.

	Address 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



2   1   1

**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

2   1   1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 19/08/2024

**Property Type:** Apartment



**2309/105 Batman St WEST MELBOURNE 3003 (REI)**

Agent Comments

2   1   1

**Price:** \$528,000

**Method:** Private Sale

**Date:** 23/07/2024

**Property Type:** Apartment



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

Agent Comments

2   1   1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 16/05/2024

**Property Type:** Apartment

Account - Little Real Estate | P: 07 3037 0255