

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 901/18 Waterview Walk, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$780,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Docklands

Period - From 01/07/2024 to 30/09/2024 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	1505/500 Elizabeth St MELBOURNE 3000	\$765,500	13/09/2024
2	41/33 Jeffcott St WEST MELBOURNE 3003	\$775,000	01/07/2024
3	4707/33 Rose La MELBOURNE 3000	\$780,000	06/06/2024

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: 27/11/2024 09:23

901/18 Waterview Walk, Docklands Vic 3008



 3  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$780,000

Median Unit Price

September quarter 2024: \$625,000

Comparable Properties

1505/500 Elizabeth St MELBOURNE 3000 (VG)

Agent Comments

 3  -  -

Price: \$765,500

Method: Sale

Date: 13/09/2024

Property Type: Flat/Unit/Apartment (Res)



41/33 Jeffcott St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

 3  2  1

Price: \$775,000

Method: Private Sale

Date: 01/07/2024

Property Type: Apartment



4707/33 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments

 3  2  1

Price: \$780,000

Method: Private Sale

Date: 06/06/2024

Property Type: Apartment



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