

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

1304/ 8 Waterview Walk, Docklands VIC 3008

Indicative selling price

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

Indication price range

\$495,000 to \$525,000

Median sale price

Median price

\$625,000

Property type

Unit

Suburb

Docklands

Period - From

06/08/2024

to

06/11/2024

Source

Propertydata.com.au

Comparable property sales

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	1112/ 55 Merchant Street, Docklands	\$511,500	24/10/2024
1	1019/ 60 Siddeley Street, Docklands	\$518,000	01/10/2024
1	609/ 8 Marmion Place, Docklands	\$532,000	15/09/2024

This Statement of Information was prepared on: 6th November 2024