

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

1406/8 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2020

to

30 Nov 2021

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

915/100 Harbour Esplanade Docklands VIC 3008	\$530,000	04-Aug-21
1505/18 Waterview Walk Docklands VIC 3008	\$540,000	16-Jun-21
1205/8 Waterview Walk Docklands VIC 3008	\$545,000	16-Oct-21

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: 04 December 2021



**915/100 Harbour Esplanade
Docklands VIC 3008**

2 1 1

Sold Price

\$530,000

Sold Date **04-Aug-21**

Distance

0.11km



**1505/18 Waterview Walk Docklands
VIC 3008**

2 1 1

Sold Price

\$540,000

Sold Date **16-Jun-21**

Distance

-



**1205/8 Waterview Walk Docklands
VIC 3008**

2 1 1

Sold Price

\$545,000

Sold Date **16-Oct-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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