Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	1307/25 Waterfront Way, Docklands Vic 3008
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$980,000	&	\$1,078,000
· ·	·		· ·

Median sale price

Median price	\$604,000	Pro	perty Type	Unit		Suburb	Docklands
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	905/25 Waterfront Way DOCKLANDS 3008	\$1,100,000	14/04/2023
2	912/25 Waterfront Way DOCKLANDS 3008	\$970,000	20/04/2023
3			

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.

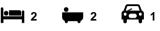
This Statement of Information was prepared on:	05/09/2023 17:31



Date of sale

RT Edgar





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$980,000 - \$1,078,000 Median Unit Price June quarter 2023: \$604,000

Comparable Properties

905/25 Waterfront Way DOCKLANDS 3008 (VG) Agent Comments

Price: \$1,100,000 Method: Sale Date: 14/04/2023

Property Type: Flat/Unit/Apartment (Res)

912/25 Waterfront Way DOCKLANDS 3008 (VG) Agent Comments

- 2 **-** - **-** -

Price: \$970,000 Method: Sale Date: 20/04/2023

Property Type: Flat/Unit/Apartment (Res)

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.

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