

## 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

1203/8 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2020

to

31 Dec 2020

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

|  |           |           |
|--|-----------|-----------|
| 1110/8 Waterview Walk Docklands VIC 3008 | \$385,000 | 07-Jan-20 |
| 302/12 Waterview Walk Docklands VIC 3008 | \$395,000 | 21-Nov-20 |
| 321/757 Bourke Street Docklands VIC 3008 | \$345,000 | 19-Feb-20 |

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: 19 January 2021



**1110/8 Waterview Walk Docklands VIC 3008** Sold Price **\$385,000** Sold Date **07-Jan-20**

 1  1  1

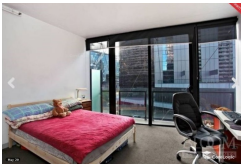
Distance -



**302/12 Waterview Walk Docklands VIC 3008** Sold Price **\$395,000** Sold Date **21-Nov-20**

 1  1  1

Distance -



**321/757 Bourke Street Docklands VIC 3008** Sold Price **\$345,000** Sold Date **19-Feb-20**

 1  1  -

Distance -

RS = Recent sale      UN = Undisclosed Sale

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