

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,300

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2020

to

28 Feb 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

513/757 Bourke Street Docklands VIC 3008	\$360,000	23-Feb-21
810/8-18 McCrae Street Docklands VIC 3008	\$328,500	25-Sep-20
302/421 Docklands Drive Docklands VIC 3008	\$330,000	15-Dec-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: 01 March 2021



**513/757 Bourke Street Docklands
VIC 3008**

Sold Price

^{RS} **\$360,000**

Sold Date **23-Feb-21**

 1  1  -

Distance -



**810/8-18 McCrae Street Docklands
VIC 3008**

Sold Price

\$328,500

Sold Date **25-Sep-20**

 1  1  -

Distance **0.37km**



**302/421 Docklands Drive
Docklands VIC 3008**

Sold Price

\$330,000

Sold Date **15-Dec-20**

 1  1  -

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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