

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

1700/8 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

\$355,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2021

to

31 Jan 2022

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

817/60 Siddeley Street Docklands VIC 3008	\$385,000	11-Nov-21
1109/5 Caravel Lane Docklands VIC 3008	\$375,000	13-Jan-22
713/8 Marmion Place Docklands VIC 3008	\$380,000	02-Feb-22

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.~~

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817/60 Siddeley Street Docklands VIC 3008

1 1 1

Sold Price

\$385,000

Sold Date

11-Nov-21

Distance

0.52km



1109/5 Caravel Lane Docklands VIC 3008

1 1 1

Sold Price

^{RS} **\$375,000**

Sold Date

13-Jan-22

Distance

0.8km



713/8 Marmion Place Docklands VIC 3008

1 1 1

Sold Price

^{RS} **\$380,000**

Sold Date

02-Feb-22

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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