

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

305/8 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

\$495,000

&

\$540,000

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

| | | |
|--|-----------|-----------|
| 2202/620 Collins Street Melbourne VIC 3000 | \$515,888 | 21-Oct-20 |
| 3103/33 Rose Lane Melbourne VIC 3000 | \$514,999 | 18-Oct-20 |
| 306/565 Flinders Street Melbourne VIC 3000 | \$542,000 | 07-Jan-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: 27 January 2021



2202/620 Collins Street Melbourne VIC 3000 Sold Price **\$515,888** Sold Date **21-Oct-20**

2 1 1

Distance **0.58km**



3103/33 Rose Lane Melbourne VIC 3000 Sold Price **\$514,999** Sold Date **18-Oct-20**

2 1 1

Distance **0.66km**



306/565 Flinders Street Melbourne VIC 3000 Sold Price ^{RS} **\$542,000** Sold Date **07-Jan-21**

2 1 1

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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