

## 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

1205/8 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 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

2205/100 Harbour Esplanade Docklands VIC 3008	\$535,000	29-Jan-21
1123/55 Merchant Street Docklands VIC 3008	\$545,000	01-Mar-21
903E/888 Collins Street Docklands VIC 3008	\$525,000	25-Mar-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: 15 April 2021



**2205/100 Harbour Esplanade  
Docklands VIC 3008**

2 1 1

Sold Price

<sup>RS</sup>

**\$535,000**

Sold Date

**29-Jan-21**

Distance

**0.11km**



**1123/55 Merchant Street Docklands  
VIC 3008**

2 1 1

Sold Price

**\$545,000**

Sold Date

**01-Mar-21**

Distance

**0.41km**



**903E/888 Collins Street Docklands  
VIC 3008**

2 1 1

Sold Price

<sup>RS</sup>

**\$525,000**

Sold Date

**25-Mar-21**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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