

## 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

204/12 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,400

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2020

to

30 Jun 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

1602/8 Waterview Walk Docklands VIC 3008	\$658,000	08-May-21
1707/8 Waterview Walk Docklands VIC 3008	\$654,000	13-May-21
601/8 Waterview Walk Docklands VIC 3008	\$630,000	27-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: 16 July 2021



**1602/8 Waterview Walk Docklands  
VIC 3008**

2 2 1

Sold Price

**\$658,000**

Sold Date

**08-May-21**

Distance

**0.03km**



**1707/8 Waterview Walk Docklands  
VIC 3008**

2 2 1

Sold Price

**\$654,000**

Sold Date

**13-May-21**

Distance

**0.03km**



**601/8 Waterview Walk Docklands  
VIC 3008**

2 2 1

Sold Price

**\$630,000**

Sold Date

**27-Mar-21**

Distance

**0.03km**

## Notes from your agent

25sqm bigger

RS = Recent sale

UN = Undisclosed Sale

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