

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

404/12 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

\$550,000

&

\$600,000

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

| | | |
|---|-----------|-----------|
| 1401/815 Bourke Street Docklands VIC 3008 | \$600,000 | 27-Oct-20 |
| 1006/5 Caravel Lane Docklands VIC 3008 | \$600,000 | 11-Nov-20 |
| 1405/15 Caravel Lane Docklands VIC 3008 | \$605,000 | 14-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: 14 January 2021



**1401/815 Bourke Street Docklands
VIC 3008**

2 2 1

Sold Price

\$600,000

Sold Date **27-Oct-20**

Distance **0.29km**



**1006/5 Caravel Lane Docklands VIC
3008**

2 2 1

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date **11-Nov-20**

Distance **0.73km**



**1405/15 Caravel Lane Docklands
VIC 3008**

2 2 1

Sold Price

^{RS} **\$605,000** ^{UN}

Sold Date **14-Dec-20**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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