

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

607/18 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

\$610,000

&

\$670,000

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

4011/220 Spencer Street Melbourne VIC 3000	\$667,500	03-Nov-20
1003/15 Caravel Lane Docklands VIC 3008	\$640,000	21-Oct-20
1006/5 Caravel Lane Docklands VIC 3008	\$600,000	11-Nov-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: 13 January 2021



4011/220 Spencer Street Melbourne VIC 3000 Sold Price

\$667,500 Sold Date **03-Nov-20**

 2  2  1

Distance **0.66km**



1003/15 Caravel Lane Docklands VIC 3008 Sold Price

\$640,000 Sold Date **21-Oct-20**

 2  2  1

Distance **0.73km**



1006/5 Caravel Lane Docklands VIC 3008 Sold Price

^{RS} **\$600,000** ^{UN} Sold Date **11-Nov-20**

 2  2  1

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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