

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

1303/8 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 2023

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

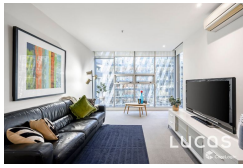
Date of sale

1311/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$395,000	16-Aug-23
1512/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$396,800	22-Aug-23
113/19 RAKAIA WAY DOCKLANDS VIC 3008	\$380,000	09-Feb-23

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 October 2023

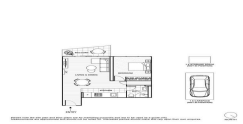


**1311/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$395,000** Sold Date **16-Aug-23**

Distance **0.31km**



**1512/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$396,800** Sold Date **22-Aug-23**

Distance **0.31km**



**113/19 RAKAIA WAY DOCKLANDS
VIC 3008**

 1  1  1

Sold Price **\$380,000** Sold Date **09-Feb-23**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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