

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

1403/18 Waterview Walk, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$470,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Docklands

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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
1	6F/8 Waterside PI DOCKLANDS 3008	\$470,000	24/01/2024
2	1508/81 South Wharf Dr DOCKLANDS 3008	\$470,000	25/01/2024
3	1413/100 Harbour Esp DOCKLANDS 3008	\$465,000	26/03/2024

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 six months.~~

This Statement of Information was prepared on:

22/05/2024 17:15



 1
  1
  1

Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$460,000 - \$470,000
Median Unit Price
 March quarter 2024: \$627,500

Comparable Properties



6F/8 Waterside PI DOCKLANDS 3008 (REI/VG) Agent Comments

 1
  1
  1

Price: \$470,000
Method: Private Sale
Date: 24/01/2024
Rooms: 3
Property Type: Apartment



1508/81 South Wharf Dr DOCKLANDS 3008 (REI) Agent Comments

 1
  1
  1

Price: \$470,000
Method: Private Sale
Date: 25/01/2024
Rooms: 4
Property Type: Apartment



1413/100 Harbour Esp DOCKLANDS 3008 (REI/VG) Agent Comments

 1
  1
  1

Price: \$465,000
Method: Private Sale
Date: 26/03/2024
Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811