

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

1606/18 Waterview Walk, Docklands Vic 3008
--

Indicative selling price

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

Range between

\$565,000

 &

\$585,000

Median sale price

Median price

\$610,000

 Property Type

Unit

 Suburb

Docklands

Period - From

05/06/2023

 to

04/06/2024

 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	408/12 Waterview Wlk DOCKLANDS 3008	\$685,000	06/12/2023
2	1806/100 Harbour Esp DOCKLANDS 3008	\$580,000	30/04/2024
3	2208/231 Harbour Esp DOCKLANDS 3008	\$575,000	21/04/2024

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:

05/06/2024 13:37

1606/18 Waterview Walk, Docklands Vic 3008



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$565,000 - \$585,000

Median Unit Price

05/06/2023 - 04/06/2024: \$610,000

Comparable Properties

408/12 Waterview Wik DOCKLANDS 3008
(REI/VG)

Agent Comments

 2  2  1

Price: \$685,000

Method: Private Sale

Date: 06/12/2023

Property Type: Apartment



1806/100 Harbour Esp DOCKLANDS 3008
(REI)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 30/04/2024

Property Type: Apartment

2208/231 Harbour Esp DOCKLANDS 3008
(REI)

Agent Comments

 2  1  1

Price: \$575,000

Method: Private Sale

Date: 21/04/2024

Property Type: Apartment