

# 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 605/8 Waterview Walk, Docklands Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$580,000

### 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	2015/220 Spencer St MELBOURNE 3000	\$580,000	14/06/2024
2	4710/639 Lonsdale St MELBOURNE 3000	\$560,000	13/05/2024
3	1603/8 Marmion PI DOCKLANDS 3008	\$553,000	21/06/2024

**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: 09/07/2024 15:32



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$550,000 - \$580,000

**Median Unit Price**

March quarter 2024: \$627,500

## Comparable Properties



**2015/220 Spencer St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 14/06/2024

**Property Type:** Apartment



**4710/639 Lonsdale St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 13/05/2024

**Property Type:** Apartment



**1603/8 Marmion Pl DOCKLANDS 3008 (REI)** Agent Comments



**Price:** \$553,000

**Method:** Private Sale

**Date:** 21/06/2024

**Property Type:** Apartment

Account - Little Real Estate | P: 07 3037 0255