

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 908/8 Waterview Walk, Docklands Vic 3008

Indicative selling price

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

Range between \$450,000 & \$470,000

Median sale price

Median price \$589,444 Property Type Unit Suburb Docklands

Period - From 01/10/2023 to 31/12/2023 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	11/668 Bourke St MELBOURNE 3000	\$460,000	27/10/2023
3	2214/105 Batman St WEST MELBOURNE 3003	\$450,000	06/01/2024

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: 04/04/2024 10:05



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median Unit Price

December quarter 2023: \$589,444

Comparable Properties



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

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Price: \$470,000

Method: Private Sale

Date: 24/01/2024

Rooms: 3

Property Type: Apartment



11/668 Bourke St MELBOURNE 3000 (REI/VG) **Agent Comments**

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Price: \$460,000

Method: Private Sale

Date: 27/10/2023

Property Type: Apartment



2214/105 Batman St WEST MELBOURNE 3003 (REI) **Agent Comments**

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Price: \$450,000

Method: Private Sale

Date: 06/01/2024

Property Type: Apartment

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



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