20Statement 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	107/ 12 Waterview Walk, Docklands Vic 3008

Indicative selling price

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

Indication price range	$420,000 to $439,000

Median sale price

Median price	$615,100	Property type	*Unit*	Suburb	Docklands
Period - From	20/5/2024	to	20/05/2025	Source	Propertydata.com.au

Comparable property sales

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	403/ 12 Waterview Walk, Docklands Vic 3008	$425,000	08/03/2025
2	1502/ 100 Harbour Esplanade, Docklands Vic 3008	$433,000	04/03/2025
3	103/ 5 Caravel Lane, Docklands Vic 3008	$435,000	05/02/2025

This Statement of Information was prepared on: 20th May 2025