

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

1601/81 South Wharf Drive Docklands VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

2102/80 Lorimer Street Docklands VIC 3008	\$975,000	11-Dec-20
2203/80 Lorimer Street Docklands VIC 3008	\$940,000	29-Jan-21

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 6 months.

This Statement of Information was prepared on: 03 February 2021



**2102/80 Lorimer Street Docklands
VIC 3008**

2 2 2

Sold Price

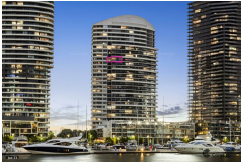
^{RS} **\$975,000**

Sold Date

11-Dec-20

Distance

0.83km



**2203/80 Lorimer Street Docklands
VIC 3008**

2 2 2

Sold Price

^{RS} **\$940,000**

Sold Date

29-Jan-21

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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