

## 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

904/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2023

to

30 Sep 2024

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

2702/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$900,000	26-Aug-24
402/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$800,000	31-Aug-24
2003/100 LORIMER STREET DOCKLANDS VIC 3008	\$865,000	15-Aug-24

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: 23 October 2024



**2702/103 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

2 2 -

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date **26-Aug-24**

Distance **0.03km**



**402/81 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price

**\$800,000**

Sold Date **31-Aug-24**

Distance **0.14km**



**2003/100 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 1

Sold Price

**\$865,000**

Sold Date **15-Aug-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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