

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

2208/81 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

\$450,000

&

\$460,000

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

8/60 SIDDELEY STREET DOCKLANDS VIC 3008	475000	23-Oct-24
1214/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	450000	02-Jul-24
1907/668 BOURKE STREET MELBOURNE VIC 3000	462500	19-Jul-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: 26 October 2024

**8/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 1  1  1

Sold Price

^{RS} **475000** Sold Date **23-Oct-24**

Distance **1.43km**



**1214/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

 1  1  1

Sold Price

450000 Sold Date **02-Jul-24**

Distance **0.75km**



**1907/668 BOURKE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

462500 Sold Date **19-Jul-24**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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