

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

1101/103 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

\$1,249,000

&

\$1,299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2023

to

31 Aug 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

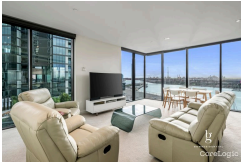
Date of sale

112/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,300,000	17-Jun-24
1304/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,230,000	06-Mar-24
1601/39 CARAVEL LANE DOCKLANDS VIC 3008	\$1,285,000	15-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: 06 September 2024



**112/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

3 2 2

Sold Price ^{RS} **\$1,300,000** Sold Date **17-Jun-24**

Distance **0.71km**



**1304/80 LORIMER STREET
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,230,000** Sold Date **06-Mar-24**

Distance **0.96km**



**1601/39 CARAVEL LANE
DOCKLANDS VIC 3008**

3 2 2

Sold Price ^{RS} **\$1,285,000** Sold Date **15-Jul-24**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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