

## 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

1303/81 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

\$1,250,000

&

\$1,295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2020

to

30 Sep 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

85 South Wharf Drive Docklands VIC 3008	\$1,390,000	28-Sep-21
66/55 Victoria Harbour Promenade Docklands VIC 3008	\$1,360,000	22-Jun-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.

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**85 South Wharf Drive Docklands  
VIC 3008**

3 2 2

Sold Price <sup>RS</sup> **\$1,390,000** <sup>UN</sup> Sold Date **28-Sep-21**

Distance -



**66/55 Victoria Harbour Promenade  
Docklands VIC 3008**

3 2 2

Sold Price **\$1,360,000** Sold Date **22-Jun-21**

Distance **0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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