

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

1403/81 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

\$1,295,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2022

to

28 Feb 2023

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

4 STOKEHOLD MEWS DOCKLANDS VIC 3008	\$1,350,000	24-Oct-22
1301/100 LORIMER STREET DOCKLANDS VIC 3008	\$1,250,000	17-Nov-22
2002/5 CARAVEL LANE DOCKLANDS VIC 3008	\$1,250,000	08-Nov-22

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: 16 March 2023



4 STOKEHOLD MEWS DOCKLANDS VIC 3008

Sold Price **\$1,350,000** Sold Date **24-Oct-22**

 2  2  2

Distance **0.14km**



1301/100 LORIMER STREET DOCKLANDS VIC 3008

Sold Price **\$1,250,000** Sold Date **17-Nov-22**

 3  2  2

Distance **0.66km**



2002/5 CARAVEL LANE DOCKLANDS VIC 3008

Sold Price

Sold Date **08-Nov-22**

 2  2  2

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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