

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

2201/81 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

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2023

to

30 Jun 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

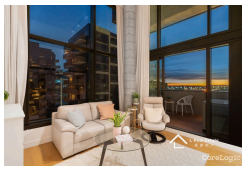
Date of sale

1210/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$892,000	17-Jul-24
602/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$905,000	08-Jul-24
2107/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$942,500	26-May-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: 25 July 2024



**1210/3 AQUITANIA WAY
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS} **\$892,000**

Sold Date

17-Jul-24

Distance

1.03km



**602/2-16 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

2 2 2

Sold Price

^{RS} **\$905,000**

Sold Date

08-Jul-24

Distance

1.09km



**2107/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 2

Sold Price

^{RS} **\$942,500**

Sold Date

26-May-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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