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	1002/81 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	$740,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Docklands
Period-from	01 Apr 2021	to	31 Mar 2022	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
3605/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	$767,500	28-Feb-22
1002/60 LORIMER STREET DOCKLANDS VIC 3008	$740,000	15-Dec-21
1702/60 LORIMER STREET DOCKLANDS VIC 3008	$760,000	10-Nov-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.~~

This Statement of Information was prepared on: 29 April 2022

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3605/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

2 1 -

Sold Price **$767,500** Sold Date **28-Feb-22**

Distance **0.15km**



1002/60 LORIMER STREET DOCKLANDS VIC 3008

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Sold Price **$740,000** Sold Date **15-Dec-21**

Distance **0.99km**



1702/60 LORIMER STREET DOCKLANDS VIC 3008

2 1 1

Sold Price **$760,000** Sold Date **10-Nov-21**

Distance **0.99km**

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

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