

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

2403/103 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

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2022

to

31 Mar 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

2603/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$938,612	20-Jan-23
2006/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$980,000	26-Feb-23
1302/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$920,000	14-Feb-23

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: 21 April 2023



**2603/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  -

Sold Price **\$938,612** Sold Date **20-Jan-23**

Distance **0km**



**2006/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price ^{RS} **\$980,000** Sold Date **26-Feb-23**

Distance **0.15km**



**1302/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$920,000** Sold Date **14-Feb-23**

Distance **0.61km**

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

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