

## 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

1601/81 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

\$880,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2019

to

31 Oct 2020

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

1602/70 Lorimer Street Docklands VIC 3008	\$1,055,000	06-Jun-20
3005/9 Waterside Place Docklands VIC 3008	\$970,000	02-Jul-20
1102/2-16 Newquay Promenade Docklands VIC 3008	\$952,500	26-Jul-20

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 November 2020



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**1602/70 Lorimer Street Docklands  
VIC 3008**

2 2 2

Sold Price

**\$1,055,000**

Sold Date

**06-Jun-20**

Distance

**0.89km**



**3005/9 Waterside Place Docklands  
VIC 3008**

2 2 2

Sold Price

**\$970,000**

Sold Date

**02-Jul-20**

Distance

**0.5km**



**1102/2-16 Newquay Promenade  
Docklands VIC 3008**

2 2 2

Sold Price

**\$952,500**

Sold Date

**26-Jul-20**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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