

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

1205/81 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

\$710,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2021

to

30 Jun 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

212/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	\$710,000	15-Jun-22
1001/18 WATERVIEW WALK DOCKLANDS VIC 3008	\$720,000	04-May-22
303/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$730,000	10-Mar-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: 12 July 2022


**212/320-332 PLUMMER STREET
PORT MELBOURNE VIC 3207**
 2  2  1

Sold Price

^{RS}
\$710,000

Sold Date

15-Jun-22

Distance

1.97km

**1001/18 WATERVIEW WALK
DOCKLANDS VIC 3008**
 2  2  1

Sold Price

\$720,000

Sold Date

04-May-22

Distance

1.04km

**303/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**
 2  2  1

Sold Price

\$730,000

Sold Date

10-Mar-22

Distance

1.63km
RS = Recent sale

UN = Undisclosed Sale

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