

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

2607/103 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2023

to

31 Aug 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

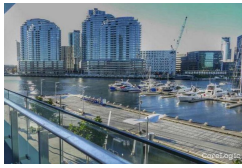
Date of sale

306/100 LORIMER STREET DOCKLANDS VIC 3008	\$578,000	09-May-24
101/2 GLENTI PLACE DOCKLANDS VIC 3008	\$645,000	05-Jul-24
1/668 BOURKE STREET MELBOURNE VIC 3000	\$600,000	12-Apr-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: 01 September 2024



**306/100 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$578,000** Sold Date **09-May-24**

Distance **0.79km**

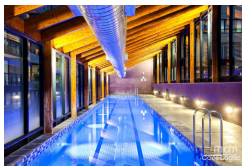


**101/2 GLENTI PLACE DOCKLANDS
VIC 3008**

1 1 1

Sold Price ^{RS} **\$645,000** Sold Date **05-Jul-24**

Distance **0.9km**



**1/668 BOURKE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$600,000** Sold Date **12-Apr-24**

Distance **1.83km**

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

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