

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

3001/81 South Wharf Drive, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb Docklands

Period - From 01/10/2019

to

31/12/2019

Source REIV

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 six 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
1	604/90 Lorimer St DOCKLANDS 3008	\$1,380,000	29/11/2019
2	3004/100 Lorimer St DOCKLANDS 3008	\$1,310,000	25/10/2019
3	2901/81 South Wharf Dr DOCKLANDS 3008	\$1,170,000	05/12/2019

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 six months.~~

This Statement of Information was prepared on:

26/03/2020 10:17

Brendan Walker

03 8578 0388

0459 763 955

brendanwalker@theagency.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

December quarter 2019: \$665,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



604/90 Lorimer St DOCKLANDS 3008 (REI/VG) Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 29/11/2019

Property Type: Apartment



3004/100 Lorimer St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 25/10/2019

Rooms: 5

Property Type: Apartment

Land Size: 131 sqm approx

2901/81 South Wharf Dr DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 05/12/2019

Property Type: Apartment