

## 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

601/81 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

902/100 LORIMER STREET DOCKLANDS VIC 3008	\$635,000	17-Nov-23
309/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$570,000	13-Nov-23
511/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$550,000	14-Mar-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: 09 May 2024



**902/100 LORIMER STREET  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$635,000** Sold Date **17-Nov-23**

Distance **0.64km**

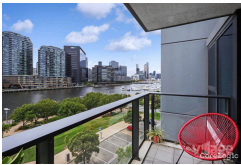


**309/13 POINT PARK CRESCENT  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$570,000** Sold Date **13-Nov-23**

Distance **0.47km**



**511/13 POINT PARK CRESCENT  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$550,000** Sold Date **14-Mar-24**

Distance **0.47km**



**402/100 LORIMER STREET  
DOCKLANDS VIC 3008**

1 1 1

Sold Price <sup>RS</sup> **\$575,000** Sold Date **10-Apr-24**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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