

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

1108/103 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

or range
between

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

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

2502/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	715000	11-Apr-24
3201/288 SPENCER STREET MELBOURNE VIC 3000	725000	24-Jun-24
302/60 LORIMER STREET DOCKLANDS VIC 3008	780000	15-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: 14 September 2024



**2502/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

715000

Sold Date

11-Apr-24

Distance

1.17km



**3201/288 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

725000

Sold Date

24-Jun-24

Distance

1.79km



**302/60 LORIMER STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price

780000

Sold Date

15-Apr-24

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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