

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

2702/103 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

\$920,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

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

1501/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$966,000	10-Nov-23
303/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$900,000	01-Feb-24
2905/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$935,000	23-Nov-23

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 May 2024



**1501/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$966,000** Sold Date **10-Nov-23**

Distance **0.13km**

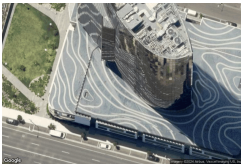


**303/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$900,000** Sold Date **01-Feb-24**

Distance **0.64km**



**2905/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  -

Sold Price **\$935,000** Sold Date **23-Nov-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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