

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

303/103 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2023

to

30 Nov 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

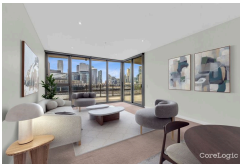
Date of sale

603/100 LORIMER STREET DOCKLANDS VIC 3008	\$900,000	09-Jul-24
1804/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$890,000	17-Sep-24
2702/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$900,000	26-Aug-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: 04 December 2024



**603/100 LORIMER STREET
DOCKLANDS VIC 3008**

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Sold Price **\$900,000** Sold Date **09-Jul-24**

Distance **0.79km**

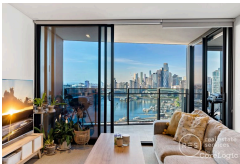


**1804/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

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Sold Price **\$890,000** Sold Date **17-Sep-24**

Distance **0.61km**



**2702/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

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Sold Price **\$900,000** Sold Date **26-Aug-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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