

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

509/81 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

\$599,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2023

to

30 Jun 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

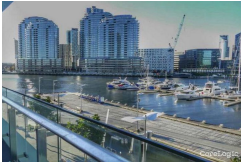
Date of sale

306/100 LORIMER STREET DOCKLANDS VIC 3008	\$578,000	09-May-24
201/98 RIVER ESPLANADE DOCKLANDS VIC 3008	\$670,000	25-Jan-24
211/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$650,000	07-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: 13 July 2024



**306/100 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$578,000** Sold Date **09-May-24**

Distance **0.66km**



**201/98 RIVER ESPLANADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$670,000** Sold Date **25-Jan-24**

Distance **0.73km**



**211/2-16 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$650,000** Sold Date **07-Mar-24**

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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