

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

1607/81 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

1408/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$470,000	22-Dec-23
3508E/888 COLLINS STREET DOCKLANDS VIC 3008	\$485,000	15-Apr-24
402/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$485,000	01-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: 22 April 2024



**1408/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$470,000** Sold Date **22-Dec-23**

Distance **0.04km**

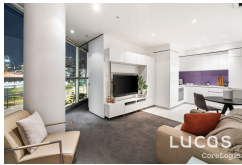


**3508E/888 COLLINS STREET
DOCKLANDS VIC 3008**

 1  1  1

Sold Price ^{RS} **\$485,000** Sold Date **15-Apr-24**

Distance **0.54km**



**402/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$485,000** Sold Date **01-Nov-23**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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