



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

2604/81 South Wharf Drive, Docklands, 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$950,000.00

&

\$1,000,000.00

Median sale price

Median price

\$606,000.00

Property type

Unit/Apartment

Suburb

DOCKLANDS

Period - From

Nov 2018

to

Nov 2019

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
10/567 Spencer St WEST MELBOURNE 3003	\$975,000.00	11/06/2019
1406/81 South Wharf Dr DOCKLANDS 3008	\$960,900.00	6/06/2019
1308/15 Doepel Way DOCKLANDS 3008	\$955,000.00	11/10/2019

This Statement of Information was prepared on:

Thursday 07th November 2019