

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

2303/81 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2023

to

31 Jul 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

64/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,888,800	28-Feb-24
11/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,430,000	22-Jun-24
1504/90 LORIMER STREET DOCKLANDS VIC 3008	\$1,850,000	10-Apr-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: 01 August 2024



**64/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$1,888,800** Sold Date **28-Feb-24**

Distance **0.49km**



**11/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 3  2  2

Sold Price ^{RS} **\$1,430,000** Sold Date **22-Jun-24**

Distance **0.5km**



**1504/90 LORIMER STREET
DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$1,850,000** Sold Date **10-Apr-24**

Distance **0.7km**



**74 GEOGRAPHE STREET
DOCKLANDS VIC 3008**

 3  2  2

Sold Price ^{RS} **\$1,500,000** Sold Date **29-Jun-24**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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