

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

2808/103 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

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

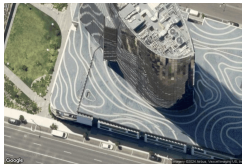
Date of sale

G2/176 LORIMER STREET DOCKLANDS VIC 3008	\$749,900	15-Jul-24
402/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$800,000	31-Aug-24
2502/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$765,000	29-Jun-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: 16 December 2024



**G2/176 LORIMER STREET
DOCKLANDS VIC 3008**

2 - -

Sold Price **\$749,900** Sold Date **15-Jul-24**

Distance **0km**

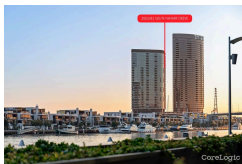


**402/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$800,000** Sold Date **31-Aug-24**

Distance **0.15km**



**2502/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$765,000** Sold Date **29-Jun-24**

Distance **0.15km**

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

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