

## 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

1501/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2022

to

31 Jul 2023

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

2006/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$980,000	26-Feb-23
503/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$990,000	29-Mar-23
1002/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,000,000	31-May-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: 09 August 2023



**2006/81 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$980,000** Sold Date **26-Feb-23**

Distance **0km**



**503/1 POINT PARK CRESCENT  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$990,000** Sold Date **29-Mar-23**

Distance **0.47km**



**1002/80 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,000,000** Sold Date **31-May-23**

Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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