

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 308/103 Southwharf Drive, Docklands, VIC 3008

Indicative selling price

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

Price Range

\$520,000

&

\$540,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Docklands (3008)

Period - From

19/05/2023

to

20/05/2024

Source

REA

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
511/13 POINT PARK CRESCENT, DOCKLANDS VIC 3008	\$550,000	14/03/2024
402/100 LORIMER STREET, DOCKLANDS VIC 3008	\$575,000	09/04/2024
312/103 SOUTH WHARF DRIVE, DOCKLANDS VIC 3008	\$512,500	22/02/2024

This Statement of Information was prepared on: 20/05/2024