

## 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

402/81 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

\$825,000

&

\$907,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

710/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$865,000	16-Dec-23
303/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$900,000	01-Feb-24
1309/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$850,000	02-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: 09 May 2024



**710/915-941 COLLINS STREET  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$865,000** Sold Date **16-Dec-23**

Distance **0.38km**



**303/9 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$900,000** Sold Date **01-Feb-24**

Distance **0.49km**



**1309/915-941 COLLINS STREET  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$850,000** Sold Date **02-Apr-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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