

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 87 South Wharf Drive, Docklands Vic 3008

Indicative selling price

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

Range between \$1,390,000 & \$1,460,000

Median sale price

Median price \$606,500 Property Type Unit Suburb Docklands

Period - From 01/04/2021 to 30/06/2021 Source REIV

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 six 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
1	2401/80 Lorimer St DOCKLANDS 3008	\$1,650,000	24/07/2021
2	3004/1 Point Park Cr DOCKLANDS 3008	\$1,400,000	26/04/2021
3	66/55 Victoria Harbour Prm DOCKLANDS 3008	\$1,360,000	22/06/2021

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 six months.~~

This Statement of Information was prepared on: 23/09/2021 12:06



Property Type:
Agent Comments

Indicative Selling Price
\$1,390,000 - \$1,460,000
Median Unit Price
June quarter 2021: \$606,500

Comparable Properties



2401/80 Lorimer St DOCKLANDS 3008 (REI) Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 24/07/2021
Property Type: Apartment



3004/1 Point Park Cr DOCKLANDS 3008 (REI/VG) Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 26/04/2021
Property Type: Apartment

66/55 Victoria Harbour Prm DOCKLANDS 3008 (VG) Agent Comments



Price: \$1,360,000
Method: Sale
Date: 22/06/2021
Property Type: Flat/Unit/Apartment (Res)

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