

## 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

2901/81 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$584,500

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2018

to

31 Oct 2019

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

2704/1 Point Park Crescent Docklands VIC 3008	\$1,355,000	12-Aug-19
2101/100 Lorimer Street Docklands VIC 3008	\$1,350,000	10-Oct-19
2204/100 Lorimer Street Docklands VIC 3008	\$1,150,000	04-Oct-19

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: 06 November 2019



**2704/1 Point Park Crescent  
Docklands VIC 3008**

3 2 2

Sold Price **\$1,355,000** Sold Date **12-Aug-19**

Distance **0.47km**

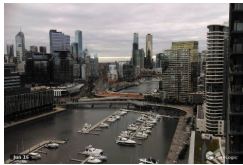


**2101/100 Lorimer Street Docklands  
VIC 3008**

3 2 2

Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **10-Oct-19**

Distance **0.66km**



**2204/100 Lorimer Street Docklands  
VIC 3008**

3 2 2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **04-Oct-19**

Distance **0.66km**

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

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