

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

312/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

Indicative selling price

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

Single Price

or range
between

\$498,000

&

\$538,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2023

to

31 Dec 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

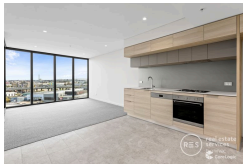
1306/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$560,000	18-May-23
2906/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$558,000	09-Oct-23
1508/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$490,000	09-Feb-23

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: 22 January 2024

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**1306/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$560,000** Sold Date **18-May-23**

Distance **0km**



**2906/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

1 1 1

Sold Price ^{RS} **\$558,000** Sold Date **09-Oct-23**

Distance **0km**



**1508/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$490,000** Sold Date **09-Feb-23**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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