

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

2205/1 POINT PARK CRESCENT 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2024

to

31 Dec 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

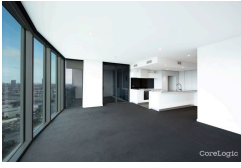
Date of sale

2303/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,335,000	28-Sep-24
89 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,310,000	06-Dec-24
114/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,400,000	18-Sep-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: 07 January 2025

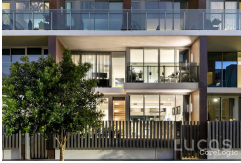


**2303/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,335,000** Sold Date **28-Sep-24**

Distance **0.47km**



**89 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

3 2 2

Sold Price ^{RS} **\$1,310,000** Sold Date **06-Dec-24**

Distance **0.47km**



**114/55 VICTORIA HARBOUR
PROMENADE DOCKLANDS VIC
3008**

3 2 2

Sold Price **\$1,400,000** Sold Date **18-Sep-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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