

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

1308/60 LORIMER STREET 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2022

to

31 Oct 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

1608/60 LORIMER STREET DOCKLANDS VIC 3008	\$511,000	05-Sep-23
2107/50 LORIMER STREET DOCKLANDS VIC 3008	\$562,000	13-Jun-23
1405/8 MARMION PLACE DOCKLANDS VIC 3008	\$520,000	10-Oct-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: 17 November 2023



**1608/60 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$511,000** Sold Date **05-Sep-23**

Distance **0km**



**2107/50 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$562,000** Sold Date **13-Jun-23**

Distance **0.06km**



**1405/8 MARMION PLACE
DOCKLANDS VIC 3008**

1 1 1

Sold Price ^{RS} **\$520,000** Sold Date **10-Oct-23**

Distance **1.34km**

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

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