

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

2203/50 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

\$1,000,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2023

to

30 Jun 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

402/68 RIVER ESPLANADE DOCKLANDS VIC 3008	\$1,045,000	03-Apr-24
304/84 RIVER ESPLANADE DOCKLANDS VIC 3008	\$975,000	19-Jun-24
2902/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,200,000	18-Apr-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: 10 July 2024



**402/68 RIVER ESPLANADE
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,045,000** Sold Date **03-Apr-24**

Distance **0.12km**



**304/84 RIVER ESPLANADE
DOCKLANDS VIC 3008**

2 2 2

Sold Price ^{RS} **\$975,000** Sold Date **19-Jun-24**

Distance **0.22km**



**2902/70 LORIMER STREET
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,200,000** Sold Date **18-Apr-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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