

## 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

236/117 STUDIO LANE 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

\$600,000

&

\$660,000

### 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

905/90 LORIMER STREET DOCKLANDS VIC 3008	\$645,000	15-Dec-23
712/668 BOURKE STREET MELBOURNE VIC 3000	\$665,000	15-Aug-23
1505/90 LORIMER STREET DOCKLANDS VIC 3008	\$765,000	17-Jan-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: 25 January 2024



**905/90 LORIMER STREET  
DOCKLANDS VIC 3008**

2 1 2

Sold Price <sup>RS</sup> **\$645,000** <sup>UN</sup> Sold Date **15-Dec-23**

Distance **1.29km**



**712/668 BOURKE STREET  
MELBOURNE VIC 3000**

2 1 2

Sold Price <sup>RS</sup> **\$665,000** Sold Date **15-Aug-23**

Distance **1.42km**



**1505/90 LORIMER STREET  
DOCKLANDS VIC 3008**

2 1 2

Sold Price <sup>RS</sup> **\$765,000** Sold Date **17-Jan-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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