

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

3002/90 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2022

to

30 Nov 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

1402/90 LORIMER STREET DOCKLANDS VIC 3008	\$1,200,000	17-Oct-23
402/159 BEACH STREET PORT MELBOURNE VIC 3207	\$1,290,000	11-Nov-23
74/85 ROUSE STREET PORT MELBOURNE VIC 3207	\$1,355,000	20-Jul-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: 07 December 2023



**1402/90 LORIMER STREET
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,200,000** Sold Date **17-Oct-23**

Distance **0km**



**402/159 BEACH STREET PORT
MELBOURNE VIC 3207**

2 2 2

Sold Price ^{RS} **\$1,290,000** Sold Date **11-Nov-23**

Distance **2.33km**



**74/85 ROUSE STREET PORT
MELBOURNE VIC 3207**

2 2 2

Sold Price **\$1,355,000** Sold Date **20-Jul-23**

Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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