

## 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

304/84 RIVER ESPLANADE 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

2402/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,155,000	18-Jan-24
1802/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,055,000	20-Sep-23
301/86 RIVER ESPLANADE DOCKLANDS VIC 3008	\$910,000	26-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: 03 February 2024



**2402/80 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price <sup>RS</sup> **\$1,155,000** Sold Date **18-Jan-24**

Distance **0km**



**1802/80 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,055,000** Sold Date **20-Sep-23**

Distance **0.03km**



**301/86 RIVER ESPLANADE  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$910,000** Sold Date **26-Oct-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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