

## 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

402/100 LORIMER STREET 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

\$530,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 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

309/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$570,000	13-Nov-23
507/100 LORIMER STREET DOCKLANDS VIC 3008	\$615,000	21-Oct-23
308/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$530,000	13-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: 22 March 2024



**309/13 POINT PARK CRESCENT  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$570,000** Sold Date **13-Nov-23**

Distance **0.18km**



**507/100 LORIMER STREET  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$615,000** Sold Date **21-Oct-23**

Distance **0km**



**308/13 POINT PARK CRESCENT  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$530,000** Sold Date **13-Jan-24**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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