

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

604/70 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

\$1,170,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2022

to

31 Aug 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

2201/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	1170000	25-Jul-23
1203/90 LORIMER STREET DOCKLANDS VIC 3008	1220000	05-Apr-23
1303/70 LORIMER STREET DOCKLANDS VIC 3008	1200000	15-Jun-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: 26 September 2023

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**2201/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

2 2 2

Sold Price **1170000** Sold Date **25-Jul-23**

Distance **0.42km**

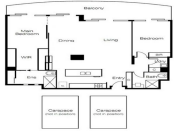


**1203/90 LORIMER STREET
DOCKLANDS VIC 3008**

2 2 2

Sold Price **1220000** Sold Date **05-Apr-23**

Distance **0.16km**



**1303/70 LORIMER STREET
DOCKLANDS VIC 3008**

2 2 2

Sold Price **1200000** Sold Date **15-Jun-23**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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