

STATEMENT OF INFORMATION



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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

703/60 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2023

to

31 May 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

1908/50 LORIMER STREET DOCKLANDS VIC 3008	\$845,000	24-Feb-24
1205/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$840,000	07-May-24
106/1 ENCOUNTER WAY DOCKLANDS VIC 3008	\$840,000	03-Mar-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: 24 June 2024



1908/50 LORIMER STREET DOCKLANDS VIC 3008

2 2 2

Sold Price **\$845,000** Sold Date **24-Feb-24**

Distance **0.06km**



1205/8-18 MCCRAE STREET DOCKLANDS VIC 3008

2 2 1

Sold Price ^{RS} **\$840,000** ^{UN} Sold Date **07-May-24**

Distance **0.5km**



106/1 ENCOUNTER WAY DOCKLANDS VIC 3008

2 2 1

Sold Price **\$840,000** Sold Date **03-Mar-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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