

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

1901/50 Lorimer Street, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price

\$627,500

Property Type

Unit

Suburb

Docklands

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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 six 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
1	31 Tribe St SOUTH MELBOURNE 3205	\$2,200,000	08/02/2024
2	11 Henderson St SOUTH MELBOURNE 3205	\$2,025,000	17/02/2024
3	401/55 Bay St PORT MELBOURNE 3207	\$1,900,000	30/11/2023

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 six months.~~

This Statement of Information was prepared on:

15/04/2024 11:19



3
 2
 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median Unit Price

March quarter 2024: \$627,500

Comparable Properties



31 Tribe St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3
 2
 2

Price: \$2,200,000

Method: Sold Before Auction

Date: 08/02/2024

Property Type: House (Res)

Land Size: 327 sqm approx



11 Henderson St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3
 2
 1

Price: \$2,025,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



401/55 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,900,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment

Land Size: 235 sqm approx

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