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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,000,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$627,500	Pro	operty Type	Unit			Suburb	Docklands
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress 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



Dingle Partners





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)



Price: \$2,200,000 Method: Sold Before Auction Date: 08/02/2024 Property Type: House (Res) Land Size: 327 sqm approx Agent Comments



11 Henderson St SOUTH MELBOURNE 3205 Agent Comments (REI)



Price: \$2,025,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res)



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

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Agent Comments

Price: \$1,900,000 Method: Private Sale Date: 30/11/2023 Property Type: Apartment Land Size: 235 sqm approx

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Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



propertydata

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