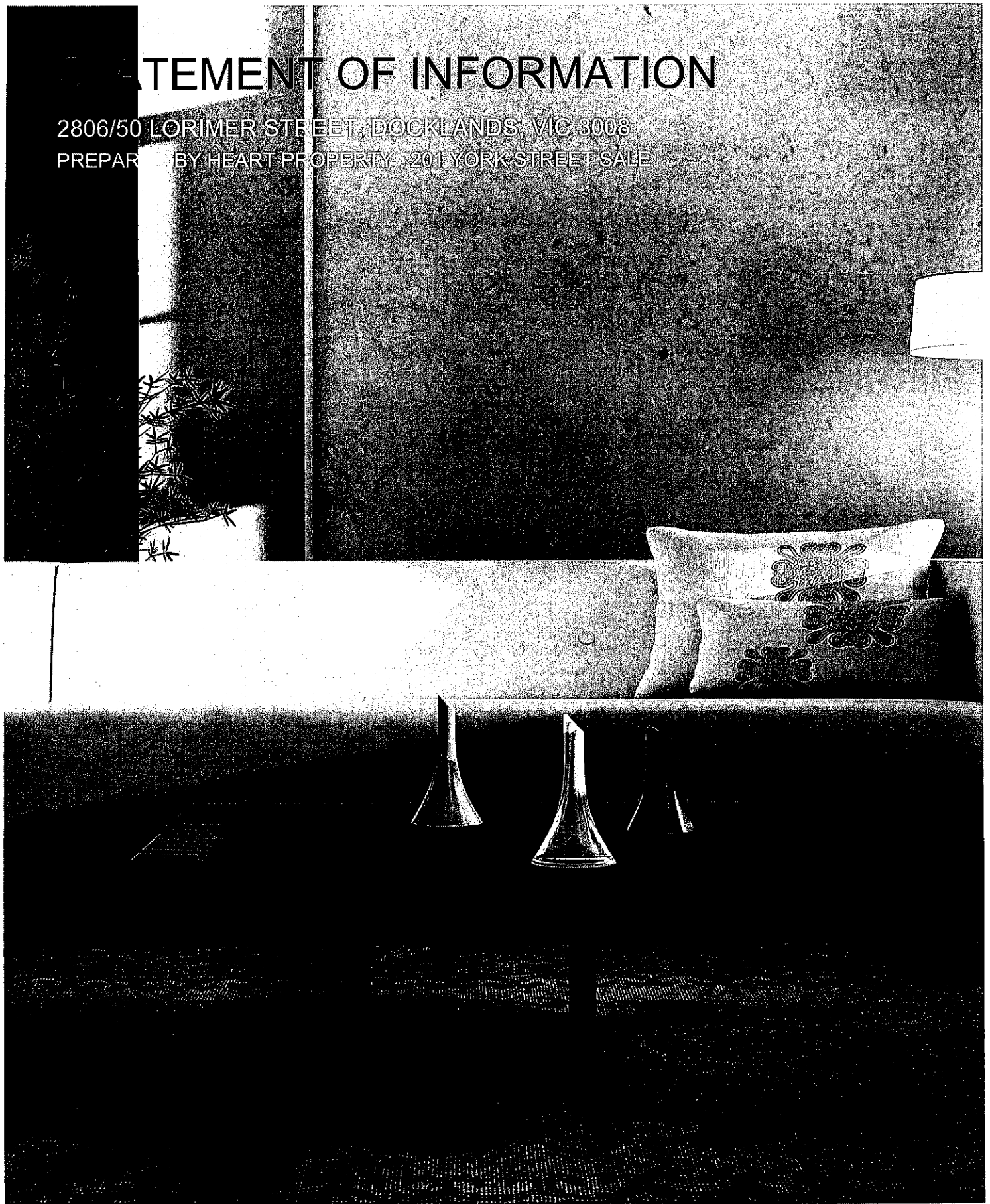


STATEMENT OF INFORMATION

2806/50 LORIMER STREET, DOCKLANDS, VIC 3008
PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



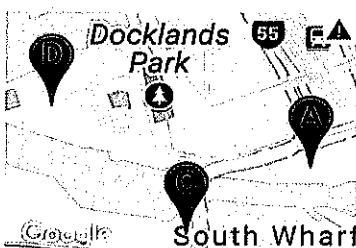
2806/50 LORIMER STREET, DOCKLANDS,  2  1  1

Indicative Selling Price

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

Price Range: **\$637,000 to \$704,000**


MEDIAN SALE PRICE



DOCKLANDS, VIC, 3008

Suburb Median Sale Price (Unit)

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.




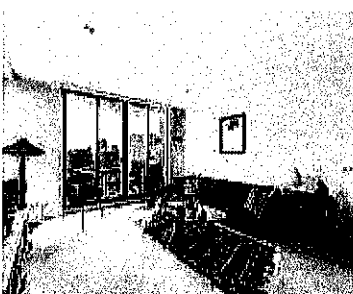
821/60 SIDDELEY ST, DOCKLANDS, VIC  2  2  2

Sale Price

***\$685,000**

Sale Date: 23/08/2017

Distance from Property: 495m 



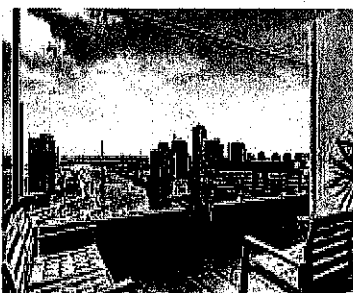
1311/60 SIDDELEY ST, DOCKLANDS, VIC  2  2  1

Sale Price

****\$650,000**

Sale Date: 09/05/2017

Distance from Property: 495m 




2303/50 LORIMER ST, DOCKLANDS, VIC  2  2  2

Sale Price

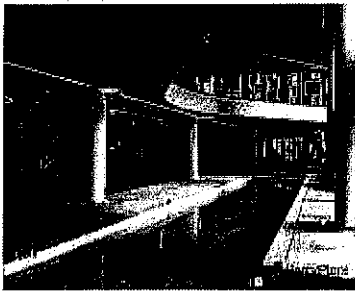
****\$650,000**

Sale Date: 03/05/2017

Distance from Property: 0m 

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888 COLLINS ST, DOCKLANDS, VIC 3008

 **2**  **1**  **1**

Sale Price

\$695,000

Sale Date: 24/03/2017

Distance from Property: 668m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2806/50 LORIMER STREET, DOCKLANDS, VIC 3008

Indicative selling price

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

Price Range:

\$637,000 to \$704,000

Median sale price

Median price

House

Unit

X

Suburb

DOCKLANDS

Period

01 January 2017 to 31 December
2017

Source

pricfinder

Comparable property sales

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
821/60 SIDDELEY ST, DOCKLANDS, VIC 3008	*\$685,000	23/08/2017
1311/60 SIDDELEY ST, DOCKLANDS, VIC 3008	**\$650,000	09/05/2017
2303/50 LORIMER ST, DOCKLANDS, VIC 3008	**\$650,000	03/05/2017
888 COLLINS ST, DOCKLANDS, VIC 3008	\$695,000	24/03/2017