

## 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

2008/60 LORIMER STREET DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,499

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

307/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$490,000	09-Jun-23
1113/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$482,000	19-May-23
2B/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$465,000	10-May-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: 01 September 2023

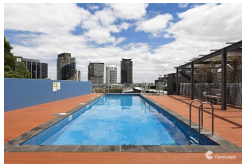


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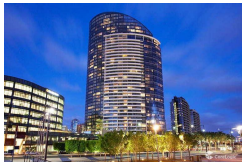


**307/8-18 MCCRAE STREET  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$490,000** Sold Date **09-Jun-23**

Distance **0.5km**



**1113/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$482,000** Sold Date **19-May-23**

Distance **0.75km**



**2B/9 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$465,000** Sold Date **10-May-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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