

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

1105/90 Lorimer Street, Docklands Vic 3008

Indicative selling price

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

Range between \$700,000 & \$750,000

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	1405/90 Lorimer St DOCKLANDS 3008	\$762,500	19/02/2024
2	1505/90 Lorimer St DOCKLANDS 3008	\$765,000	17/01/2024
3	905/90 Lorimer St DOCKLANDS 3008	\$645,000	15/12/2023

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:

07/05/2024 15:15



 2  1  2

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
March quarter 2024: \$627,500

Comparable Properties

1405/90 Lorimer St DOCKLANDS 3008 (REI) **Agent Comments**

 2  1  2

Price: \$762,500
Method:
Date: 19/02/2024
Property Type: Apartment

1505/90 Lorimer St DOCKLANDS 3008 (REI) **Agent Comments**

 2  1  2

Price: \$765,000
Method:
Date: 17/01/2024
Property Type: Apartment

905/90 Lorimer St DOCKLANDS 3008 (REI) **Agent Comments**

 2  1  2

Price: \$645,000
Method:
Date: 15/12/2023
Property Type: Apartment

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