

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

1806/100 Lorimer Street, Docklands Vic 3008

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000

&

\$627,000

Median sale price

Median price \$539,000

House

Unit

X

Suburb

Docklands

Period - From 01/04/2017

to 30/06/2017

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	3005/90 Lorimer St DOCKLANDS 3008	\$635,000	25/02/2017
2	2205/90 Lorimer St DOCKLANDS 3008	\$630,000	16/03/2017
3	36/801 Bourke St DOCKLANDS 3008	\$540,000	18/07/2017

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$627,000

Median Unit Price

June quarter 2017: \$539,000

Comparable Properties

**3005/90 Lorimer St DOCKLANDS 3008 (REI/VG)**

Agent Comments

**Price:** \$635,000**Method:** Private Sale**Date:** 25/02/2017**Rooms:** 3**Property Type:** Apartment**2205/90 Lorimer St DOCKLANDS 3008 (VG)**

Agent Comments

**Price:** \$630,000**Method:** Sale**Date:** 16/03/2017**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**36/801 Bourke St DOCKLANDS 3008 (REI)**

Agent Comments

**Price:** \$540,000**Method:** Private Sale**Date:** 18/07/2017**Rooms:** -**Property Type:** Apartment