

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

2803/80 LORIMER STREET DOCKLANDS VIC 3008

Indicative selling price

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

Single Price

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2021

to

28 Feb 2022

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

2903/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,870,000	01-Nov-21
131/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,760,000	16-Sep-21
2304/90 LORIMER STREET DOCKLANDS VIC 3008	\$1,620,000	07-Nov-21

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: 11 March 2022

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**2903/80 LORIMER STREET
DOCKLANDS VIC 3008**

3 2 3

Sold Price **\$1,870,000** Sold Date **01-Nov-21**

Distance -


**131/55 VICTORIA HARBOUR
PROMENADE DOCKLANDS VIC
3008**

3 2 2

Sold Price **\$1,760,000** Sold Date **16-Sep-21**Distance **0.63km**
**2304/90 LORIMER STREET
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,620,000** Sold Date **07-Nov-21**Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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