

## 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

1205/90 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,500

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2022

to

31 Jan 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

14/66 MONTAGUE STREET SOUTH MELBOURNE VIC 3205	\$755,000	20-Sep-22
1804/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$730,000	02-Nov-22
423/57 SPENCER STREET DOCKLANDS VIC 3008	\$790,000	20-Jan-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: 09 February 2023



**14/66 MONTAGUE STREET SOUTH  
MELBOURNE VIC 3205**

Sold Price

**\$755,000**

Sold Date **20-Sep-22**

 2  1  1

Distance **0.68km**



**1804/60 SIDDELEY STREET  
DOCKLANDS VIC 3008**

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **02-Nov-22**

 2  1  1

Distance **0.77km**



**423/57 SPENCER STREET  
DOCKLANDS VIC 3008**

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **20-Jan-23**

 2  1  1

Distance **0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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