

## 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

203/100 Lorimer Street Docklands VIC 3008

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2019

to

31 Aug 2020

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

704/1 Point Park Crescent Docklands VIC 3008	\$625,000	16-Jul-20
1207/60 Lorimer Street Docklands VIC 3008	\$620,000	14-Jul-20
807/1 Encounter Way Docklands VIC 3008	\$615,000	03-Jul-20

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: 07 September 2020



real estate  
services  
by mirvac

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**704/1 Point Park Crescent  
Docklands VIC 3008**

1 1 1

Sold Price

**\$625,000**

Sold Date

**16-Jul-20**

Distance

**0.18km**



**1207/60 Lorimer Street Docklands  
VIC 3008**

2 1 1

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**14-Jul-20**

Distance

**0.33km**



**807/1 Encounter Way Docklands  
VIC 3008**

2 1 1

Sold Price

**\$615,000**

Sold Date

**03-Jul-20**

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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