

## 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

2805/90 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2022

to

30 Apr 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1205/90 LORIMER STREET DOCKLANDS VIC 3008 | \$740,000 | 27-Feb-23 |
| 34/801 BOURKE STREET DOCKLANDS VIC 3008   | \$767,500 | 20-Mar-23 |
| 41/801 BOURKE STREET DOCKLANDS VIC 3008   | \$780,000 | 05-Apr-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: 05 May 2023



**1205/90 LORIMER STREET  
DOCKLANDS VIC 3008**

 2  1  2

Sold Price **\$740,000** Sold Date **27-Feb-23**

Distance **0km**



**34/801 BOURKE STREET  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price <sup>RS</sup> **\$767,500** Sold Date **20-Mar-23**

Distance **0.54km**



**41/801 BOURKE STREET  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price <sup>RS</sup> **\$780,000** Sold Date **05-Apr-23**

Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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