

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

2301/90 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

\$2,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 2024

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

1901/50 LORIMER STREET DOCKLANDS VIC 3008	\$2,025,000	30-May-24
2101/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,950,000	17-Jul-24
1 TURVILLE PLACE PORT MELBOURNE VIC 3207	\$2,025,000	19-Aug-24

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: 28 November 2024



**1901/50 LORIMER STREET
DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$2,025,000** Sold Date **30-May-24**

Distance **0.32km**



**2101/70 LORIMER STREET
DOCKLANDS VIC 3008**

 4  2  -

Sold Price ^{RS} **\$1,950,000** Sold Date **17-Jul-24**

Distance **0.16km**



**1 TURVILLE PLACE PORT
MELBOURNE VIC 3207**

 3  2  2

Sold Price **\$2,025,000** Sold Date **19-Aug-24**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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