

## 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

305/84 River Esplanade 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

\$825,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2020

to

30 Sep 2021

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

1403/80 Lorimer Street Docklands VIC 3008	\$990,000	29-Jun-21
2003/80 Lorimer Street Docklands VIC 3008	\$975,000	12-Aug-21
1004/70 Lorimer Street Docklands VIC 3008	\$940,000	22-May-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: 19 October 2021



**1403/80 Lorimer Street Docklands VIC 3008** Sold Price **\$990,000** Sold Date **29-Jun-21**

2 2 2

Distance -



**2003/80 Lorimer Street Docklands VIC 3008** Sold Price <sup>RS</sup> **\$975,000** Sold Date **12-Aug-21**

2 2 2

Distance -



**1004/70 Lorimer Street Docklands VIC 3008** Sold Price **\$940,000** Sold Date **22-May-21**

2 2 2

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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