

## 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

207/94 RIVER ESPLANADE 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

\$950,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 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

1802/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,055,000	20-Sep-23
1605/50 LORIMER STREET DOCKLANDS VIC 3008	\$1,050,000	17-Nov-23
1501/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$966,000	10-Nov-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: 18 March 2024



**1802/80 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,055,000** Sold Date **20-Sep-23**

Distance **0.11km**



**1605/50 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,050,000** Sold Date **17-Nov-23**

Distance **0.32km**



**1501/81 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$966,000** Sold Date **10-Nov-23**

Distance **0.74km**

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

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