

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

1404/70 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2021

to

28 Feb 2022

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

1003/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,035,000	15-Dec-21
2605/50 LORIMER STREET DOCKLANDS VIC 3008	\$973,000	24-Jan-22
2608/50 LORIMER STREET DOCKLANDS VIC 3008	\$990,000	13-Jan-22

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: 23 March 2022



**1003/70 LORIMER STREET
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$1,035,000** Sold Date **15-Dec-21**

Distance -



**2605/50 LORIMER STREET
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$973,000** Sold Date **24-Jan-22**

Distance **0.15km**



**2608/50 LORIMER STREET
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$990,000** Sold Date **13-Jan-22**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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