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	704/70 Lorimer Street, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $890,000 & $930,000

Median sale price

Median price $590,000 Property Type Unit Suburb Docklands

Period - From 01/07/2022 to 30/09/2022 Source REIV

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 six 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
1	3203/100 Harbour Esp DOCKLANDS 3008	$907,000	26/05/2022
2	2005/100 Harbour Esp DOCKLANDS 3008	$900,000	08/08/2022
3	1606/81 South Wharf Dr DOCKLANDS 3008	$890,000	15/08/2022

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 six months.~~

This Statement of Information was prepared on: 04/11/2022 15:48

704/70 Lorimer Street, Docklands Vic 3008



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$890,000 - $930,000
Median Unit Price
September quarter 2022: $590,000

Comparable Properties



3203/100 Harbour Esp DOCKLANDS 3008 (REI/VG)

2 2 2

Price: $907,000
Method: Private Sale
Date: 26/05/2022
Property Type: Apartment

Agent Comments



2005/100 Harbour Esp DOCKLANDS 3008 (REI/VG)

2 2 2

Price: $900,000
Method: Private Sale
Date: 08/08/2022
Property Type: Apartment

Agent Comments



1606/81 South Wharf Dr DOCKLANDS 3008 (REI)

2 2 1

Price: $890,000
Method: Private Sale
Date: 15/08/2022
Rooms: 6
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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