

## 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 701/100 Lorimer Street, Docklands Vic 3008

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,320,000

#### Median sale price

Median price \$624,500 House Unit X Suburb Docklands

Period - From 01/07/2018 to 30/09/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

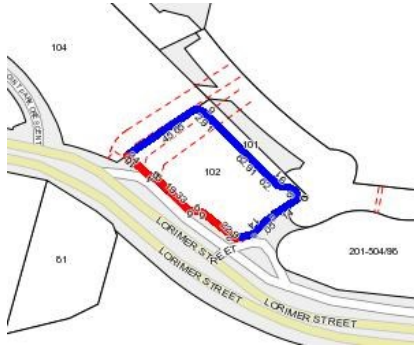
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1811/7 Riverside Quay SOUTHBANK 3006	\$1,360,000	04/09/2018
2	1 Canal Mews DOCKLANDS 3008	\$1,350,000	16/10/2018
3	2605/70 Lorimer St DOCKLANDS 3008	\$1,300,000	21/09/2018

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.

701/100 Lorimer Street, Docklands Vic 3008



 3    -   

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,320,000  
**Median Unit Price**  
September quarter 2018: \$624,500

## Comparable Properties

**1811/7 Riverside Quay SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 04/09/2018  
**Rooms:** 5  
**Property Type:** Apartment

**1 Canal Mews DOCKLANDS 3008 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 16/10/2018  
**Rooms:** -  
**Property Type:** Apartment



**2605/70 Lorimer St DOCKLANDS 3008 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 21/09/2018  
**Rooms:** 4  
**Property Type:** Apartment