

### STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

## Section 47AF of the Estate Agents Act 1980

Property offered for sale

2301/70 Lorimer Street, Docklands 3008

# Indicative selling price

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

Single price	\$1,780,000	or range between and			
Median Sale Price					
Median Price	\$1,210,000	House Unit X Suburb Docklands 3008			
Period - from	1 <sup>st</sup> December 2016	to 1 <sup>st</sup> December 2017 Source realestate.com.au			

#### **Comparable sales**

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

Address of comparable property	Price	date of sale
2601/70 Lorimer Street, Docklands 3008	\$1,790,000	24/10/2017
2301/50 Lorimer Street, Docklands 3008	\$1,600,000	03/08/2017
201/100 Lorimer Street, Docklands 3008	\$1,925,000	21/04/2017

## 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.