

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 **1603/70 Dorcas St Southbank VIC 3006**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between **\$650,000** & **\$690,000**

Median sale price

Median price **\$575,000** Property type **Unit** Suburb **Southbank**

Period - From **01/04/2022** to **30/06/2022** 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. 409/65 Coventry Street, Southbank, VIC 3006	\$657,500	15/06/2022
2. 1110/25 Coventry Street, Southbank, VIC 3006	\$650,000	22/07/2022
3. 1204/39 Coventry Street, Southbank, VIC 3006	\$675,000	09/08/2022

This Statement of Information was prepared on: **26/10/2022**