

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

1506/8 DORCAS STREET 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)

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 2023

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

1503/22 DORCAS STREET SOUTHBANK VIC 3006	\$680,000	13-Dec-23
2006/22 DORCAS STREET SOUTHBANK VIC 3006	\$650,000	18-Dec-23
315/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$711,500	07-Jul-23

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.~~

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1503/22 DORCAS STREET SOUTHBANK VIC 3006

2 2 2

Sold Price

^{RS} **\$680,000** Sold Date **13-Dec-23**

Distance **0.33km**



2006/22 DORCAS STREET SOUTHBANK VIC 3006

2 2 2

Sold Price

^{RS} **\$650,000** Sold Date **18-Dec-23**

Distance **0.33km**



315/38 BANK STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price

\$711,500 Sold Date **07-Jul-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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