

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

515/22 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

or range
between

\$365,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2022

to

31 May 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

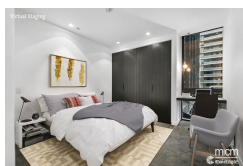
Date of sale

616/22 DORCAS STREET SOUTHBANK VIC 3006	\$370,000	20-Dec-22
1210/22 DORCAS STREET SOUTHBANK VIC 3006	\$370,000	09-Feb-23
1410/22 DORCAS STREET SOUTHBANK VIC 3006	\$380,000	21-Feb-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.~~

This Statement of Information was prepared on: 26 June 2023

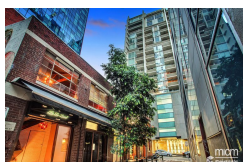


**616/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$370,000** Sold Date **20-Dec-22**

Distance **0km**



**1210/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price Sold Date **09-Feb-23**

Distance **0km**



**1410/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$380,000** Sold Date **21-Feb-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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