

## 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

2102/70 DORCAS STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$566,250

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 1717/22 DORCAS STREET SOUTHBANK VIC 3006     | \$485,000 | 04-Oct-22 |
| 305/39 COVENTRY STREET SOUTHBANK VIC 3006    | \$480,000 | 05-Sep-22 |
| 2201/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205 | \$470,000 | 26-Sep-22 |

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: 08 November 2022



**1717/22 DORCAS STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price <sup>RS</sup> **\$485,000** Sold Date **04-Oct-22**

Distance **0.2km**

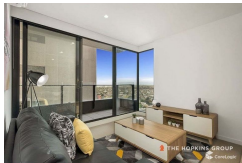


**305/39 COVENTRY STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **05-Sep-22**

Distance **0.21km**



**2201/50 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

2 1 1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **26-Sep-22**

Distance **0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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