

## 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

1102/70 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

or range  
between

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 2024

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

308/60 DORCAS STREET SOUTHBANK VIC 3006	\$515,000	20-Oct-23
1717/22 DORCAS STREET SOUTHBANK VIC 3006	\$500,000	28-Feb-24
302/39 COVENTRY STREET SOUTHBANK VIC 3006	\$520,000	22-Mar-24

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: 15 April 2024


**308/60 DORCAS STREET  
SOUTHBANK VIC 3006**

2 1 1

 Sold Price **\$515,000** Sold Date **20-Oct-23**

 Distance **0.03km**

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

2 1 1

 Sold Price **\$500,000** Sold Date **28-Feb-24**

 Distance **0.2km**

**302/39 COVENTRY STREET  
SOUTHBANK VIC 3006**

2 1 1

 Sold Price <sup>RS</sup> **\$520,000** Sold Date **22-Mar-24**

 Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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