

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

2111/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$350,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Southbank

Period - From

01/01/2022

to

31/03/2022

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	905/8 Dorcas St SOUTHBANK 3006	\$375,800	31/03/2022
2	804/8 Dorcas St SOUTHBANK 3006	\$365,000	04/03/2022
3	1109/22 Dorcas St SOUTHBANK 3006	\$345,000	28/02/2022

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 six months.~~

This Statement of Information was prepared on:

17/06/2022 09:32



1 1 1

Property Type: House
Land Size: 1826 sqm approx
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
March quarter 2022: \$585,000

Comparable Properties



905/8 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 1

Price: \$375,800
Method: Private Sale
Date: 31/03/2022
Property Type: Apartment



804/8 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 04/03/2022
Property Type: Apartment



1109/22 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 1

Price: \$345,000
Method: Private Sale
Date: 28/02/2022
Property Type: Apartment