

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1313/8 Dorcas Street Southbank

Indicative selling price: \$380,000 - \$418,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Median sale price \$470,000

Median unit price in Southbank from April 2019 to July 2019

## Comparable Property Sales

**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.

5/119 Caroline St SOUTH YARRA 3141	\$537,000	13/07/2019
1612/22 Dorcas St SOUTHBANK 3006	\$359,000	27/05/2019
1208/22 Dorcas St SOUTHBANK 3006	\$290,000	02/05/2019

# The Facts

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**Guaranteed Rent**

\$450 p.w

**Body Corp**

\$2,795.90 p.a

**Yield\***

6.17% p.a

**Capital Growth**

2.35% p.a

**Council Rates**

\$824.42 p.a

**Water Rates**

\$587.60 p.a

**Internal Size**

50 sqm

**Unique Feature**

Gym



1800 931 784

[longview.com.au](http://longview.com.au)

**Grant Lynch**

0408 110 011

[grantlynch@longview.com.au](mailto:grantlynch@longview.com.au)

**Daniel Baise**

0412 344 589

[Daniel.baise@longview.com.au](mailto:Daniel.baise@longview.com.au)

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