

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

801/70 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,799

Property type

Unit

Suburb

Southbank

Period-from

01 May 2022

to

30 Apr 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

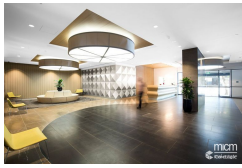
Date of sale

2414/151 CITY ROAD SOUTHBANK VIC 3006	\$380,000	01-May-23
704/70 DORCAS STREET SOUTHBANK VIC 3006	\$380,000	15-Dec-20
706/70 DORCAS STREET SOUTHBANK VIC 3006	\$382,000	24-Mar-21

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: 25 May 2023



**2414/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

RS

\$380,000

Sold Date

01-May-23

1

1

-

Distance

0.85km



**704/70 DORCAS STREET
SOUTHBANK VIC 3006**

Sold Price

\$380,000

Sold Date

15-Dec-20

1

1

-

Distance

0km



**706/70 DORCAS STREET
SOUTHBANK VIC 3006**

Sold Price

\$382,000

Sold Date

24-Mar-21

1

1

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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