

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 1010/22 Dorcas Street, Southbank, VIC 3006

Indicative selling price

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

Price Range

\$350,000

&

\$385,000

Median sale price

Median price

\$580,000

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

01/08/2022

to

31/07/2023

Source

realesate.com.au

Comparable property sales

A These are two 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
515/22 DORCAS STREET, SOUTHBANK VIC 3006	\$370,000	21/07/2023
1812/22 DORCAS STREET, SOUTHBANK VIC 3006	\$378,000	09/06/2023

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: 29/08/2023