

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

1402/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between \$580,000 & \$599,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb Southbank

Period - From 01/07/2018

to 30/06/2019

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	157/88 Kavanagh St SOUTHBANK 3006	\$585,000	10/04/2019
2	21/99 Whiteman St SOUTHBANK 3006	\$590,000	03/05/2019
3	2105/109 Clarendon St SOUTHBANK 3006	\$600,000	02/07/2019

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:

30/09/2019 11:22



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



157/88 Kavanagh St SOUTHBANK 3006
(REI/VG)

Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 10/04/2019

Rooms: 4

Property Type: Apartment



21/99 Whiteman St SOUTHBANK 3006
(REI/VG)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 03/05/2019

Rooms: 4

Property Type: Apartment



2105/109 Clarendon St SOUTHBANK 3006
(REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 02/07/2019

Rooms: 3

Property Type: Apartment

Land Size: 83 sqm approx