

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

105/60 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

\$490,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 2024

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

302/39 COVENTRY STREET SOUTHBANK VIC 3006	\$520,000	22-Mar-24
618/360 ST KILDA ROAD MELBOURNE VIC 3004	\$487,500	28-Jun-24
3202/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$492,000	10-Apr-24

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: 18 September 2024



**302/39 COVENTRY STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$520,000** Sold Date **22-Mar-24**

Distance **0.17km**



**618/360 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$487,500** Sold Date **28-Jun-24**

Distance **0.27km**



**3202/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$492,000** Sold Date **10-Apr-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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