### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

905/22 Dorcas Street, Southbank Vic 3006
,,,,

#### Indicative selling price

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

#### Median sale price

Median price	\$515,000	Pro	perty Type	Jnit		Suburb	Southbank
Period - From	01/07/2021	to	30/09/2021	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	1701/8 Dorcas St SOUTHBANK 3006	\$650,000	03/08/2021
2	501/56 Dorcas St SOUTHBANK 3006	\$630,000	01/10/2021
3	1707/22 Dorcas St SOUTHBANK 3006	\$626,000	23/10/2021

#### OR

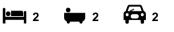
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/12/2021 12:16









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$580,000 - \$635,000 **Median Unit Price** September quarter 2021: \$515,000

## Comparable Properties

1701/8 Dorcas St SOUTHBANK 3006 (VG)

Agent Comments

Price: \$650,000 Method: Sale Date: 03/08/2021

Property Type: Flat/Unit/Apartment (Res)

501/56 Dorcas St SOUTHBANK 3006 (VG)

**—** 2



Price: \$630,000 Method: Sale Date: 01/10/2021

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

**Agent Comments** 



1707/22 Dorcas St SOUTHBANK 3006 (REI)

**--** 2

Price: \$626,000 Method: Private Sale Date: 23/10/2021

Property Type: Apartment

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



