

## 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

1902/22 DORCAS STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 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

311/65 COVENTRY STREET SOUTHBANK VIC 3006	\$735,000	06-Oct-23
167/88-98 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$780,000	10-Oct-23
2901/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$800,000	19-Oct-23

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: 16 January 2024

Rita Lin

M 0410603667

E rita@melcorp.com.au



**311/65 COVENTRY STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$735,000** Sold Date **06-Oct-23**

Distance **0.15km**



**167/88-98 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

2 2 1

Sold Price **\$780,000** Sold Date **10-Oct-23**

Distance **0.86km**



**2901/1-13 BALSTON STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$800,000** Sold Date **19-Oct-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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