



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 1112/22 Dorcas Street, Southbank, 3006

Indicative selling price

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

Single price \$395,000.00 or range between &

Median sale price

Median price \$539,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Jan 2023 to Dec 2023 Source Corelogic

Comparable property sales

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
504/65 COVENTRY STREET SOUTHBANK VIC 3006	\$385,000.00	27/11/2023
709/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205	\$389,000.00	10/11/2023
2904/61 CITY ROAD SOUTHBANK VIC 3006	\$380,000.00	22/09/2023

This Statement of Information was prepared on: Friday 12th January 2024