

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 1107/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$600,888 Property Type Unit Suburb Southbank

Period - From 04/04/2023 to 03/04/2024 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	1507A/22 Dorcas St SOUTHBANK 3006	\$385,000	19/01/2024
2	2009/22 Dorcas St SOUTHBANK 3006	\$377,000	08/12/2023
3	1010/22 Dorcas St SOUTHBANK 3006	\$375,000	24/10/2023

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: 04/04/2024 16:21



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$380,000 - \$415,000

Median Unit Price

04/04/2023 - 03/04/2024: \$600,888

Comparable Properties



1507A/22 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 19/01/2024

Property Type: Apartment



2009/22 Dorcas St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$377,000

Method: Private Sale

Date: 08/12/2023

Property Type: Apartment



1010/22 Dorcas St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$375,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment

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