

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

1310/70 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,750

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2021

to

31 Oct 2022

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

313/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$600,000	05-Oct-22
1711/39 COVENTRY STREET SOUTHBANK VIC 3006	\$540,000	05-Sep-22
1010/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$590,000	14-Sep-22

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: 25 November 2022

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**313/148-150 WELLS STREET
SOUTH MELBOURNE VIC 3205**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date **05-Oct-22**

Distance **0.15km**



**1711/39 COVENTRY STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$540,000

Sold Date **05-Sep-22**

Distance **0.21km**



**1010/38 BANK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date **14-Sep-22**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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