

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

908/22 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,999

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2021

to

31 Jul 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

2010/22 DORCAS STREET SOUTHBANK VIC 3006	\$338,000	09-May-22
804/8 DORCAS STREET SOUTHBANK VIC 3006	\$365,000	04-Mar-22
2111/22 DORCAS STREET SOUTHBANK VIC 3006	\$375,000	11-Sep-17

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: 10 August 2022



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**2010/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$338,000

Sold Date **09-May-22**

Distance

0km



**804/8 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

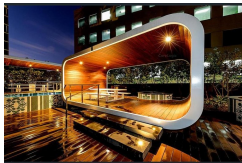
Sold Price

\$365,000

Sold Date **04-Mar-22**

Distance

0.06km



**2111/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$375,000

Sold Date **11-Sep-17**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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