

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

1503/22 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

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2022

to

31 Dec 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

1405/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$705,000	29-Mar-22
3303/618 LONSDALE STREET MELBOURNE VIC 3000	\$698,888	16-Feb-22
803/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$699,000	21-Feb-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.~~

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**1405/38 BANK STREET SOUTH
MELBOURNE VIC 3205**

2 2 2

Sold Price **\$705,000** Sold Date **29-Mar-22**

Distance **0.23km**



**3303/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 2

Sold Price **\$698,888** Sold Date **16-Feb-22**

Distance **2.23km**



**803/14 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 2

Sold Price **\$699,000** Sold Date **21-Feb-22**

Distance **2.33km**

RS = Recent sale

UN = Undisclosed Sale

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