

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 404/56 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between \$670,000 & \$725,000

Median sale price

Median price \$590,888 Property Type Unit Suburb Southbank

Period - From 01/04/2023 to 31/03/2024 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 | 269/100 Kavanagh St SOUTHBANK 3006 | \$728,000 | 12/03/2024 |
| 2 | 501/25 Coventry St SOUTHBANK 3006 | \$720,000 | 20/02/2024 |
| 3 | 1902/22 Dorcas St SOUTHBANK 3006 | \$700,000 | 12/02/2024 |

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: 17/04/2024 15:21



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$670,000 - \$725,000

Median Unit Price

Year ending March 2024: \$590,888

Comparable Properties



269/100 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments

 2  2  1

Price: \$728,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment



501/25 Coventry St SOUTHBANK 3006 (REI) Agent Comments

 2  2  1

Price: \$720,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment



1902/22 Dorcas St SOUTHBANK 3006 (REI) Agent Comments

 2  2  2

Price: \$700,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment

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