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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$670,000		&		\$725,000			
Median sale p	rice							
Median price	\$590,888	Pro	operty Type	Unit			Suburb	Southbank
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress 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









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



Price: \$728,000 Method: Private Sale Date: 12/03/2024 Property Type: Apartment



501/25 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

Agent Comments



Price: \$720,000 Method: Private Sale Date: 20/02/2024 Property Type: Apartment

1902/22 Dorcas St SOUTHBANK 3006 (REI)



Property Type: Apartment

Date: 12/02/2024

Price: \$700,000 Method: Private Sale

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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