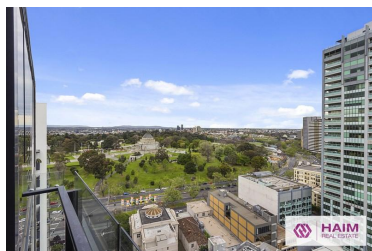


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2201/22 DORCAS STREET, SOUTHBANK,  2  2  2

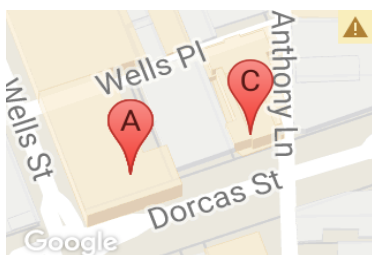
Indicative Selling Price

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

Price Range: \$670,000 to \$700,000

Provided by: Tom Tang, Haim Real Estate

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

\$550,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2107/22 DORCAS ST, SOUTHBANK, VIC 3006  2  2  2

Sale Price

\$645,000

Sale Date: 08/07/2017

Distance from Property: 0m



1204/22 DORCAS ST, SOUTHBANK, VIC 3006  2  2  1

Sale Price

\$630,000

Sale Date: 05/08/2017

Distance from Property: 0m



103/8 DORCAS ST, SOUTHBANK, VIC 3006  2  -  -

Sale Price

\$771,500

Sale Date: 20/12/2016

Distance from Property: 52m



This report has been compiled on 06/12/2017 by Haim Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2201/22 DORCAS STREET, SOUTHBANK, VIC 3006

Indicative selling price

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

Price Range:

\$670,000 to \$700,000

Median sale price

Median price

\$550,000

House

Unit

X

Suburb

SOUTHBANK

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
2107/22 DORCAS ST, SOUTHBANK, VIC 3006	\$645,000	08/07/2017
1204/22 DORCAS ST, SOUTHBANK, VIC 3006	\$630,000	05/08/2017
103/8 DORCAS ST, SOUTHBANK, VIC 3006	\$771,500	20/12/2016