

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

1505/70 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 May 2022

to

30 Apr 2023

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

1003/70 DORCAS STREET SOUTHBANK VIC 3006	\$632,000	07-Feb-23
1603/70 DORCAS STREET SOUTHBANK VIC 3006	\$655,000	03-Dec-22
1403/70 DORCAS STREET SOUTHBANK VIC 3006	\$645,000	06-Nov-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.~~

This Statement of Information was prepared on: 01 May 2023



**1003/70 DORCAS STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$632,000

Sold Date **07-Feb-23**

Distance

0km



**1603/70 DORCAS STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$655,000

Sold Date **03-Dec-22**

Distance

0km



**1403/70 DORCAS STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$645,000

Sold Date **06-Nov-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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