

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

1711/8 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$585,888

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2023

to

30/09/2023

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	1704/8 Dorcas St SOUTHBANK 3006	\$443,000	26/10/2023
2	1713/8 Dorcas St SOUTHBANK 3006	\$425,000	16/09/2023
3	1010/22 Dorcas St SOUTHBANK 3006	\$375,000	24/10/2023

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:

05/12/2023 16:38



Property Type: Strata Unit/Flat

Agent Comments

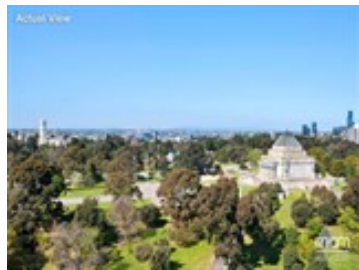
Indicative Selling Price

\$395,000

Median Unit Price

September quarter 2023: \$585,888

Comparable Properties



1704/8 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$443,000

Method: Expression of Interest

Date: 26/10/2023

Property Type: Apartment



1713/8 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 16/09/2023

Property Type: Apartment



1010/22 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment

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