

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

1702/8 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$590,500

House

Unit

X

Suburb

Southbank

Period - From 01/10/2017

to

31/12/2017

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	2208/50 Albert Rd SOUTH MELBOURNE 3205	\$465,000	02/11/2017
2	2302/50 Albert Rd SOUTH MELBOURNE 3205	\$460,000	28/08/2017
3	236/416 St Kilda Rd MELBOURNE 3004	\$440,000	01/11/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$460,000

Median Unit Price
December quarter 2017: \$590,500

Comparable Properties



2208/50 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$465,000
Method: Private Sale
Date: 02/11/2017
Rooms: 2
Property Type: Apartment



2302/50 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$460,000
Method: Private Sale
Date: 28/08/2017
Rooms: 2
Property Type: Apartment



236/416 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$440,000
Method: Private Sale
Date: 01/11/2017
Rooms: 2
Property Type: Apartment
Land Size: 55 sqm approx