

## 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

106/70 DORCAS STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$560,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 2024

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

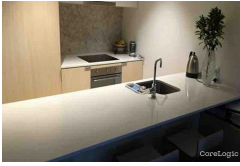
Date of sale

2104/135 CITY ROAD SOUTHBANK VIC 3006	\$560,000	20-Nov-23
104C/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$560,000	10-Feb-24
1303/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$560,000	10-Feb-24

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: 09 May 2024



**2104/135 CITY ROAD SOUTHBANK  
VIC 3006**

 2  2  1

Sold Price

**\$560,000**

Sold Date **20-Nov-23**

Distance **0.86km**



**104C/8-18 MCCRAE STREET  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

Sold Date **10-Feb-24**

Distance **1.78km**



**1303/8-18 MCCRAE STREET  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

Sold Date **10-Feb-24**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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