

# 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 907/22 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)

Price Range

\$375,000

&

\$390,000

### Median sale price

Median price

\$610,000

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

01/03/2023

to

29/02/2024

Source

realestate.com.au

### Comparable property sales

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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
1507A/22 DORCAS STREET, SOUTHBANK VIC 3006	\$385,000	19/01/2024
1204/65 COVENTRY STREET, SOUTHBANK VIC 3006	\$397,000	20/03/2024
402/65 COVENTRY STREET, SOUTHBANK VIC 3006	\$385,000	12/03/2024

This Statement of Information was prepared on: 27/03/2024