

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

1501/56 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

3105/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$600,000	24-Jan-24
1115/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$620,000	05-Mar-24
206/88-98 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$600,000	04-Mar-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: 29 April 2024

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**3105/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

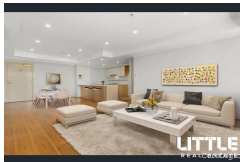
2 1 1

Sold Price

\$600,000

Sold Date **24-Jan-24**

Distance **0.82km**



**1115/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$620,000

Sold Date **05-Mar-24**

Distance **0.94km**



**206/88-98 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

2 1 1

Sold Price

\$600,000

Sold Date **04-Mar-24**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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