

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

1703/56 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2022

to

31 May 2023

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

1504/39 COVENTRY STREET SOUTHBANK VIC 3006	700000	27-Mar-23
1206/39 COVENTRY STREET SOUTHBANK VIC 3006	730000	22-Apr-23
906/39 COVENTRY STREET SOUTHBANK VIC 3006	715000	13-May-23

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: 20 June 2023

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**1504/39 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **700000** Sold Date **27-Mar-23**

Distance **0.14km**



**1206/39 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **730000** Sold Date **22-Apr-23**

Distance **0.14km**



**906/39 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price ^{RS} **715000** Sold Date **13-May-23**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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