

# 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 1107/70 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)

Price Range \$590,000 & \$620,000

### Median sale price

Median price \$595,000 Property Type House Suburb Southbank (3006)  
Period - From 01/07/2022 to 01/07/2023 Source REA

### Comparable property sales

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
1005/70 DORCAS STREET, SOUTHBANK VIC 3006	\$635,010	05/05/2023
1608/70 DORCAS STREET, SOUTHBANK VIC 3006	\$678,000	08/07/2023
1003/70 DORCAS STREET, SOUTHBANK VIC 3006	\$632,000	02/03/2023

This Statement of Information was prepared on: 25/07/2023