

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	1507A/22 Dorcas Street, Southbank, VIC 3006
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$360,000	&	\$390,000
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Median sale price

Median price	\$582,000	Property Type	Apartment	Suburb	Southbank (3006)
Period - From	01/11/2022	to	31/10/2023	Source	realestate.com.au

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
2217/22 DORCAS STREET, SOUTHBANK VIC 3006	\$385,000	11/09/2023
1010/22 DORCAS STREET, SOUTHBANK VIC 3006	\$375,000	24/10/2023
1110/22 DORCAS STREET, SOUTHBANK VIC 3006	\$380,000	09/05/2023

This Statement of Information was prepared on: 09/11/2023