

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

1809/70 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

\$680,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

2207/22 DORCAS STREET SOUTHBANK VIC 3006	\$680,000	22-Feb-24
1902/22 DORCAS STREET SOUTHBANK VIC 3006	\$700,000	11-Feb-24
304/70 DORCAS STREET SOUTHBANK VIC 3006	\$572,000	02-Apr-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: 06 August 2024



**2207/22 DORCAS STREET
SOUTHBANK VIC 3006**

 2  2  2

Sold Price **\$680,000** Sold Date **22-Feb-24**

Distance **0.2km**

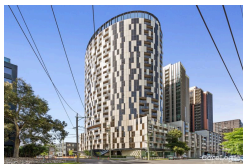


**1902/22 DORCAS STREET
SOUTHBANK VIC 3006**

 2  2  2

Sold Price **\$700,000** Sold Date **11-Feb-24**

Distance **0.2km**



**304/70 DORCAS STREET
SOUTHBANK VIC 3006**

 1  2  1

Sold Price **\$572,000** Sold Date **02-Apr-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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