

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 1717/22 Dorcas Street, Southbank, VIC 3006

Indicative selling price

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

Price Range

\$460,000

&

\$500,000

Median sale price

Median price

\$599,444

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

09/09/2021

to

08/09/2022

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
1911/70 DORCAS STREET, SOUTHBANK VIC 3006	\$515,000	10/06/2022
1517/22 DORCAS STREET, SOUTHBANK VIC 3006	\$505,000	19/03/2022
913/31 CITY ROAD, SOUTHBANK VIC 3006	\$463,000	31/05/2022

This Statement of Information was prepared on: 08/09/2022