

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

1707/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Southbank

Period - From 01/07/2020

to

30/06/2021

Source REIV

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 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
1	1701/8 Dorcas St SOUTHBANK 3006	\$650,000	03/08/2021
2	1406/8 Kavanagh St SOUTHBANK 3006	\$625,000	26/06/2021
3	1503/8 Dorcas St SOUTHBANK 3006	\$606,880	15/04/2021

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 six months.~~

This Statement of Information was prepared on:

12/10/2021 10:54



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 1827 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
Year ending June 2021: \$585,000

Comparable Properties

1701/8 Dorcas St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 03/08/2021
Property Type: Flat/Unit/Apartment (Res)

1406/8 Kavanagh St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$625,000
Method: Sale
Date: 26/06/2021
Property Type: Flat/Unit/Apartment (Res)



1503/8 Dorcas St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$606,880
Method: Sale
Date: 15/04/2021
Property Type: Flat/Unit/Apartment (Res)