

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 2106/70 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Southbank

Period - From 12/07/2023 to 11/07/2024 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	7408/70 Southbank Blvd SOUTHBANK 3006	\$1,500,000	13/03/2024
2	6201/18 Hoff Blvd SOUTHBANK 3006	\$1,490,000	19/02/2024
3	7206/70 Southbank Blvd SOUTHBANK 3006	\$1,350,000	13/02/2024

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: 12/07/2024 14:32



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Unit Price

12/07/2023 - 11/07/2024: \$610,000

Comparable Properties



7408/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,500,000

Method: Sold Before Auction

Date: 13/03/2024

Property Type: Apartment



6201/18 Hoff Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

3
 2
 3

Price: \$1,490,000

Method: Private Sale

Date: 19/02/2024

Property Type: Apartment



7206/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

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Price: \$1,350,000

Method: Sale

Date: 13/02/2024

Property Type: Strata Unit/Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951