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 betwee	\$1,300,000		&		\$1,430,000				
Median sale p	rice								
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Southbank	
Period - From	12/07/2023	to	11/07/2024		So	urce	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.

Ad	dress 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









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 Agent Comments (REI/VG)



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



Price: \$1,490,000 Method: Private Sale Date: 19/02/2024 Property Type: Apartment



7206/70 Southbank Blvd SOUTHBANK 3006 Agent Comments (VG)



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



propertydata

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