

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 503/18-22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Southbank

Period - From 04/12/2023

to 03/12/2024

Source Property Data

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	1401/22 Dorcas St SOUTHBANK 3006	\$674,500	20/11/2024
2	1804/22 Dorcas St SOUTHBANK 3006	\$673,000	18/11/2024
3	2208/22 Dorcas St SOUTHBANK 3006	\$670,000	12/09/2024

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:

04/12/2024 15:04



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$680,000

Median Unit Price
04/12/2023 - 03/12/2024: \$600,000

Comparable Properties



1401/22 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$674,500
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment



1804/22 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$673,000
Method: Private Sale
Date: 18/11/2024
Property Type: Apartment



2208/22 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 12/09/2024
Property Type: Unit

Account - Cayzer | P: 03 9699 5999



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