



## 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 1413/8 Dorcas Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$380,000.00 & \$418,000.00

### Median sale price

Median price \$570,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
Period - From Oct 2021 to Sep 2022 Source REIV

### Comparable property sales

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
1811/8 Dorcas St SOUTHBANK 3006	\$405,000.00	7/06/2022
8/504 Punt Rd SOUTH YARRA 3141	\$405,000.00	28/07/2022
2310/163 City Rd SOUTHBANK 3006	\$400,000.00	12/10/2022

This Statement of Information was prepared on: Friday 25th November 2022