

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 2217/22 Dorcas Street, Southbank, VIC 3006

Indicative selling price

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

Single Price \$375,000

Median sale price

Median price \$574,999 Property Type Apartment Suburb Southbank (3006)

Period - From 01/07/2022 to 30/06/2023 Source realestate.com.au

Comparable property sales

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
1516/22 DORCAS STREET, SOUTHBANK VIC 3006	\$398,500	13/05/2023
1410/22 DORCAS STREET, SOUTHBANK VIC 3006	\$380,000	28/02/2023
1816/22 DORCAS STREET, SOUTHBANK VIC 3006	\$382,500	10/05/2023

This Statement of Information was prepared on: 18/07/2023