

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

1514/22 DORCAS STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

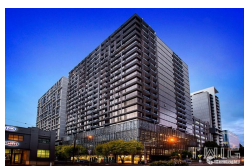
Date of sale

515/22 DORCAS STREET SOUTHBANK VIC 3006	\$370,000	20-Jul-23
914/22 DORCAS STREET SOUTHBANK VIC 3006	\$388,000	18-Jul-23
1110/22 DORCAS STREET SOUTHBANK VIC 3006	\$380,000	24-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 27 December 2023

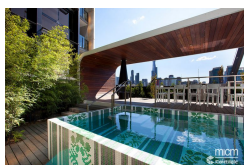


**515/22 DORCAS STREET
 SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$370,000** Sold Date **20-Jul-23**

Distance **0km**

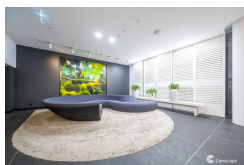


**914/22 DORCAS STREET
 SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$388,000** Sold Date **18-Jul-23**

Distance **0km**



**1110/22 DORCAS STREET
 SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$380,000** Sold Date **24-Aug-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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