

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

1007/70 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,700

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2022

to

31 Aug 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

1814/39 COVENTRY STREET SOUTHBANK VIC 3006	\$340,000	25-Aug-23
48 BALSTON STREET SOUTHBANK VIC 3006	\$345,000	18-Apr-23
206/183 CITY ROAD SOUTHBANK VIC 3006	\$350,000	03-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: 14 September 2023


**1814/39 COVENTRY STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$340,000** Sold Date **25-Aug-23**

1 1 -

Distance **0.21km**
**48 BALSTON STREET SOUTHBANK
VIC 3006**

Sold Price

^{RS} **\$345,000** Sold Date **18-Apr-23**

1 1 -

Distance **0.62km**
**206/183 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS} **\$350,000** Sold Date **03-Aug-23**

1 1 -

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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