

## 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

1103A/60 DORCAS STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 2024

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

901/65 COVENTRY STREET SOUTHBANK VIC 3006	\$705,000	05-Jul-24
707/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$720,000	02-Aug-24
6016/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$710,000	10-Sep-24

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: 24 October 2024



**901/65 COVENTRY STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$705,000** Sold Date **05-Jul-24**

Distance **0.08km**



**707/60 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price <sup>RS</sup> **\$720,000** Sold Date **02-Aug-24**

Distance **0.83km**



**6016/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

2 2 1

Sold Price **\$710,000** Sold Date **10-Sep-24**

Distance **0.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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