

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

1408/22 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 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

1216/22 DORCAS STREET SOUTHBANK VIC 3006	\$385,000	08-Jan-24
1711/8 DORCAS STREET SOUTHBANK VIC 3006	\$365,000	19-Dec-23
2018/39 COVENTRY STREET SOUTHBANK VIC 3006	\$395,000	27-Oct-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: 24 January 2024

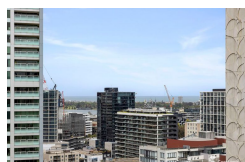


**1216/22 DORCAS STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price ^{RS} **\$385,000** ^{UN} Sold Date **08-Jan-24**

Distance **0.02km**



**1711/8 DORCAS STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **19-Dec-23**

Distance **0.06km**



**2018/39 COVENTRY STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$395,000** Sold Date **27-Oct-23**

Distance **0.06km**

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

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