



STATEMENT OF INFORMATION

1007/60 DORCAS STREET, SOUTHBANK, VIC 3006

PREPARED BY CHARLES LAM, PIONEER REALTY AUSTRALIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1007/60 DORCAS STREET, SOUTHBANK,  2  2  1

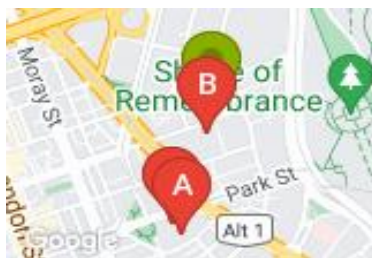
Indicative Selling Price

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

Price Range: **\$830,000 to \$870,000**

Provided by: Charles Lam, Pioneer Realty Australia

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

\$611,400

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



40A NAPIER ST, SOUTH MELBOURNE, VIC  2  2  1

Sale Price

***\$880,000**

Sale Date: 01/06/2024

Distance from Property: 465m



23/69 DORCAS ST, SOUTH MELBOURNE, VIC  2  1  2

Sale Price

\$825,000

Sale Date: 22/02/2024

Distance from Property: 95m



93B EASTERN RD, SOUTH MELBOURNE, VIC  2  1  1

Sale Price

\$787,000

Sale Date: 21/02/2024

Distance from Property: 433m



This report has been compiled on 18/06/2024 by Pioneer Realty Australia. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

1007/60 DORCAS STREET, SOUTHBANK, VIC 3006

Indicative selling price

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

Price Range: \$830,000 to \$870,000


Median sale price

Median price: \$611,400

Property type: House

Suburb: SOUTHBANK

Period: 01 April 2023 to 31 March 2024

Source: 

Comparable property sales

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 |
|--------------------------------------------|------------|--------------|
| 40A NAPIER ST, SOUTH MELBOURNE, VIC 3205 | *\$880,000 | 01/06/2024 |
| 23/69 DORCAS ST, SOUTH MELBOURNE, VIC 3205 | \$825,000 | 22/02/2024 |
| 93B EASTERN RD, SOUTH MELBOURNE, VIC 3205 | \$787,000 | 21/02/2024 |

This Statement of Information was prepared on: 18/06/2024