

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

106/60 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 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

5501/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$480,000	06-Apr-23
1303/81 CITY ROAD SOUTHBANK VIC 3006	\$507,000	14-Feb-23
1803/81 CITY ROAD SOUTHBANK VIC 3006	\$520,000	29-Jan-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: 25 July 2023



5501/70 SOUTHBANK BOULEVARD Sold Price
SOUTHBANK VIC 3006

 1  1  -

\$480,000 Sold Date **06-Apr-23**

Distance **0.88km**



1303/81 CITY ROAD SOUTHBANK Sold Price
VIC 3006

 1  1  -

\$507,000 Sold Date **14-Feb-23**

Distance **0.92km**



1803/81 CITY ROAD SOUTHBANK Sold Price
VIC 3006

 1  1  -

\$520,000 Sold Date **29-Jan-23**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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