

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

1102/70 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

1911/70 DORCAS STREET SOUTHBANK VIC 3006	\$540,000	18-Dec-23
308/60 DORCAS STREET SOUTHBANK VIC 3006	\$515,000	20-Oct-23
1011/39 COVENTRY STREET SOUTHBANK VIC 3006	\$540,000	23-Nov-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: 26 February 2024



**1911/70 DORCAS STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

^{RS} **\$540,000**

Sold Date

18-Dec-23

Distance

0.01km



**308/60 DORCAS STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$515,000

Sold Date

20-Oct-23

Distance

0.03km



**1011/39 COVENTRY STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$540,000

Sold Date

23-Nov-23

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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