### 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

1107/22 Dorcas Street, Southbank Vic 3006

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$380,000		&		\$415,000			
Median sale pi	rice							
Median price	\$600,888	Pro	operty Type	Unit			Suburb	Southbank
Period - From	04/04/2023	to	03/04/2024		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1507A/22 Dorcas St SOUTHBANK 3006	\$385,000	19/01/2024
2	2009/22 Dorcas St SOUTHBANK 3006	\$377,000	08/12/2023
3	1010/22 Dorcas St SOUTHBANK 3006	\$375,000	24/10/2023

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 six months.

This Statement of Information was prepared on:

04/04/2024 16:21



1107/22 Dorcas Street, Southbank Vic 3006

# RT Edgar





**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$380,000 - \$415,000 Median Unit Price 04/04/2023 - 03/04/2024: \$600,888

## **Comparable Properties**





1507A/22 Dorcas St SOUTHBANK 3006 (REI/VG)



Price: \$385,000 Method: Private Sale Date: 19/01/2024 Property Type: Apartment Agent Comments

2009/22 Dorcas St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$377,000 Method: Private Sale Date: 08/12/2023 Property Type: Apartment



1010/22 Dorcas St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$375,000 Method: Private Sale Date: 24/10/2023 Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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