

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 1110/22 Dorcas Street, Southbank, VIC 3006

Indicative selling price

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

Price Range

\$350,000

&

\$385,000

Median sale price

Median price

\$579,971

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

01/08/2022

to

31/07/2023

Source

realestate.com.au

Comparable property sales

A

These are two 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

87/38 KAVANAGH STREET, SOUTHBANK VIC 3006

\$370,000

18/07/2023

1516/22 DORCAS STREET, SOUTHBANK VIC 3006

\$398,500

13/05/2023

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: 03/08/2023