



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 1503/22 Dorcas Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$650,000.00 & \$700,000.00

Median sale price

Median price \$529,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Oct 2022 to Sep 2023 Source Corelogic

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
2906/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$670,000.00	31/08/2023
107/163-165 CREMORNE STREET CREMORNE VIC 3121	\$670,000.00	30/06/2023
2103A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$665,000.00	12/09/2023

This Statement of Information was prepared on: Tuesday 31st October 2023