

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

1604A/52-66 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

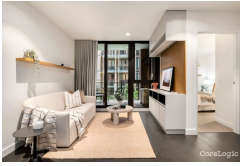
Date of sale

502/56 DORCAS STREET SOUTHBANK VIC 3006	\$650,000	11-Dec-23
82/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$700,000	02-Dec-23
710/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$706,000	24-Feb-24

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: 08 May 2024



**502/56 DORCAS STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$650,000** Sold Date **11-Dec-23**

Distance **0.03km**



**82/39 DORCAS STREET SOUTH
MELBOURNE VIC 3205**

2 2 1

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **02-Dec-23**

Distance **0.11km**



**710/148-150 WELLS STREET
SOUTH MELBOURNE VIC 3205**

2 2 1

Sold Price ^{RS} **\$706,000** ^{UN} Sold Date **24-Feb-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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