

## 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

1904/22 DORCAS STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

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

1315/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$735,000	28-Apr-23
17/70 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$750,000	27-Jun-23
304/97 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$745,000	07-Aug-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: 06 October 2023



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**1315/38 BANK STREET SOUTH  
 MELBOURNE VIC 3205**

2 2 2

Sold Price **\$735,000** Sold Date **28-Apr-23**

Distance **0.23km**



**17/70 ALBERT ROAD SOUTH  
 MELBOURNE VIC 3205**

2 2 2

Sold Price **\$750,000** Sold Date **27-Jun-23**

Distance **0.52km**



**304/97 PALMERSTON CRESCENT  
 SOUTH MELBOURNE VIC 3205**

2 2 2

Sold Price **\$745,000** Sold Date **07-Aug-23**

Distance **0.74km**



**504/97 PALMERSTON CRESCENT  
 SOUTH MELBOURNE VIC 3205**

2 2 2

Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **23-Sep-23**

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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