

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

1908/22 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

&

\$700,000

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

1904/22 DORCAS STREET SOUTHBANK VIC 3006	\$690,000	07-Dec-23
1902/22 DORCAS STREET SOUTHBANK VIC 3006	\$700,000	11-Feb-24
2207/22 DORCAS STREET SOUTHBANK VIC 3006	\$680,000	22-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: 14 May 2024



**1904/22 DORCAS STREET
 SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$690,000** Sold Date **07-Dec-23**

Distance **0.02km**



**1902/22 DORCAS STREET
 SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$700,000** Sold Date **11-Feb-24**

Distance **0km**



**2207/22 DORCAS STREET
 SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$680,000** Sold Date **22-Feb-24**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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