

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 1911/70 Dorcas Street, Southbank, VIC 3006

Indicative selling price

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

Single price or range between \$530,000 & \$580,000

Median sale price

Median price \$529,000 Property type Unit Suburb SOUTHBANK
Period - From 13/11/2022 to 12/11/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	705/259 Normanby Road South Melbourne Vic 3205	\$580,000	2023-06-18
2	2403/7 Riverside Quay Southbank Vic 3006	\$565,000	2023-07-21
3	2308/50 Haig Street Southbank Vic 3006	\$572,100	2023-11-02

This Statement of Information was prepared on: 13/11/2023

