

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

2009/22 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

\$388,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2022

to

31 Jul 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

1516/22 DORCAS STREET SOUTHBANK VIC 3006	\$398,500	13-May-23
1409/135 CITY ROAD SOUTHBANK VIC 3006	\$390,000	24-Mar-23
808/65 COVENTRY STREET SOUTHBANK VIC 3006	\$410,000	23-Feb-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: 10 August 2023


**1516/22 DORCAS STREET
SOUTHBANK VIC 3006**

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 Sold Price **\$398,500** Sold Date **13-May-23**

 Distance **0km**

**1409/135 CITY ROAD SOUTHBANK
VIC 3006**

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 Sold Price **\$390,000** Sold Date **24-Mar-23**

 Distance **0.89km**

**808/65 COVENTRY STREET
SOUTHBANK VIC 3006**

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 Sold Price **\$410,000** Sold Date **23-Feb-23**

 Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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