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

2106/70 Dorcas Street, Southbank Vic 3006

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betwee	\$1,390,000		&		\$1,490,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Southbank
Period - From	18/08/2022	to	17/08/2023		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	836/539 St Kilda Rd MELBOURNE 3004	\$1,450,000	26/05/2023
2	1/6 Davidson St SOUTH YARRA 3141	\$1,430,000	13/04/2023
3	2605/50 Albert Rd SOUTH MELBOURNE 3205	\$1,393,000	22/06/2023

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 six months.

This Statement of Information was prepared on:

18/08/2023 15:51









Property Type: Apartment **Land Size:** 118 SQM sqm approx Agent Comments Indicative Selling Price \$1,390,000 - \$1,490,000 Median Unit Price 18/08/2022 - 17/08/2023: \$580,000

Comparable Properties



836/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

1/6 Davidson St SOUTH YARRA 3141 (VG)

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Price: \$1,450,000 Method: Private Sale Date: 26/05/2023 Property Type: Apartment

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Agent Comments

Agent Comments



Price: \$1,430,000 Method: Sale Date: 13/04/2023 Property Type: Strata Unit/Flat



2605/50 Albert Rd SOUTH MELBOURNE 3205 Agent Comments (REI)



Price: \$1,393,000 Method: Private Sale Date: 22/06/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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