

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 consumer.vic.gov.au/underquoting

Range between

\$1,390,000

 &

\$1,490,000

Median sale price

Median price

\$580,000

 Property Type

Unit

 Suburb

Southbank

Period - From

18/08/2022

 to

17/08/2023

 Source

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.

	Address 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



3 3 4

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)

Agent Comments

3 2 2

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



1/6 Davidson St SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

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



2605/50 Albert Rd SOUTH MELBOURNE 3205
 (REI)

Agent Comments

3 3 2

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