

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 609/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Single price \$380,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Southbank

Period - From 01/10/2023

to 31/12/2023

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	709/69-71 Stead St SOUTH MELBOURNE 3205	\$389,000	10/11/2023
2	504/65 Coventry St SOUTHBANK 3006	\$385,000	07/12/2023
3	302/368 Little Collins St MELBOURNE 3000	\$375,000	26/11/2023

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:

17/01/2024 16:02



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$380,000

Median Unit Price
December quarter 2023: \$620,000

Comparable Properties



709/69-71 Stead St SOUTH MELBOURNE 3205 Agent Comments
(REI)



Price: \$389,000
Method: Private Sale
Date: 10/11/2023
Property Type: Apartment



504/65 Coventry St SOUTHBANK 3006 Agent Comments
(REI/VG)



Price: \$385,000
Method: Private Sale
Date: 07/12/2023
Property Type: Apartment



302/368 Little Collins St MELBOURNE 3000 Agent Comments
(REI)



Price: \$375,000
Method: Private Sale
Date: 26/11/2023
Property Type: Apartment

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