

## 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

906A/22 DORCAS STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### 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
1410/22 DORCAS STREET SOUTHBANK VIC 3006	\$380,000	21-Feb-23
1210/22 DORCAS STREET SOUTHBANK VIC 3006	\$370,000	09-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: 03 August 2023

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

1 1 1

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

Distance **0km**



**1410/22 DORCAS STREET  
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$380,000** Sold Date **21-Feb-23**

Distance **0km**



**1210/22 DORCAS STREET  
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$370,000** Sold Date **09-Feb-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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