Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$350,000

Median sale price

Median price	\$620,000	Pro	perty 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

1	910/180 City Rd SOUTHBANK 3006	\$350,000	02/03/2024
2	801/70 Dorcas St SOUTHBANK 3006	\$350,000	28/11/2023
3	609/22 Dorcas St SOUTHBANK 3006	\$350,000	18/03/2024

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:	31/03/2024 15:06



Date of sale









Property Type: Agent Comments

Indicative Selling Price \$350,000 **Median Unit Price** December quarter 2023: \$620,000

Comparable Properties



910/180 City Rd SOUTHBANK 3006 (REI)

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Price: \$350,000 Method: Private Sale Date: 02/03/2024

Property Type: Apartment

Agent Comments



801/70 Dorcas St SOUTHBANK 3006 (REI/VG)

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Price: \$350,000 Method: Private Sale Date: 28/11/2023

Property Type: Apartment

Agent Comments

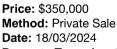








Agent Comments



Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



