

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

1717/22 Dorcas Street Southbank VIC 3006

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2019

to

29 Feb 2020

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

1105/22 Dorcas Street Southbank VIC 3006	\$580,000	19-Nov-19
1402/22 Dorcas Street Southbank VIC 3006	\$580,000	31-Oct-19
1903/22 Dorcas Street Southbank VIC 3006	\$595,000	07-Oct-19

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: 02 March 2020



1105/22 Dorcas Street Southbank VIC 3006

2 2 1

Sold Price **\$580,000** Sold Date **19-Nov-19**

Distance -



1402/22 Dorcas Street Southbank VIC 3006

2 2 1

Sold Price

Sold Date **31-Oct-19**

Distance -



1903/22 Dorcas Street Southbank VIC 3006

2 2 1

Sold Price

\$595,000 Sold Date **07-Oct-19**

Distance -



2011/39 Coventry Street Southbank VIC 3006

2 1 1

Sold Price

\$480,000 Sold Date **07-Oct-19**

Distance **0.04km**



109/28 Bank Street South Melbourne VIC 3205

2 1 1

Sold Price

\$600,000 Sold Date **07-Sep-19**

Distance **0.15km**



7/100 Dodds Street Southbank VIC 3006

2 1 1

Sold Price

\$640,000 Sold Date **02-Dec-19**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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