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	1205/8 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	$440,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Southbank
Period-from	01 May 2023	to	30 Apr 2024	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
713/25-29 COVENTRY STREET SOUTHBANK VIC 3006	$445,500	09-May-24
601/320-322 ST KILDA ROAD SOUTHBANK VIC 3006	$491,000	06-Dec-23
45/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	$420,000	04-Jan-24

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: 13 May 2024

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713/25-29 COVENTRY STREET SOUTHBANK VIC 3006

1 1 1

Sold Price RS **$445,500** Sold Date **09-May-24**

Distance **0.07km**

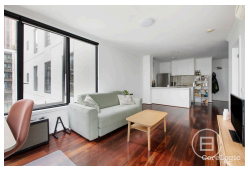


601/320-322 ST KILDA ROAD SOUTHBANK VIC 3006

1 1 1

Sold Price **$491,000** Sold Date **06-Dec-23**

Distance **0.07km**



45/39 DORCAS STREET SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price **$420,000** Sold Date **04-Jan-24**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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