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	1517/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between $490,000 & $520,000

Median sale price

Median price $569,000 Property Type Unit Suburb Southbank

Period - From 01/01/2021 to 31/12/2021 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	1706/50 Haig St SOUTHBANK 3006	$550,000	01/02/2022
2	1902/241 City Rd SOUTHBANK 3006	$508,000	14/02/2022
3	2002/70 Dorcas St SOUTHBANK 3006	$470,000	18/10/2021

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: 03/03/2022 10:47

1517/22 Dorcas Street, Southbank Vic 3006



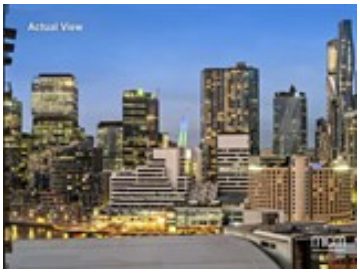
2 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$490,000 - $520,000
Median Unit Price
Year ending December 2021: $569,000

Comparable Properties



1706/50 Haig St SOUTHBANK 3006 (REI/VG)

2 1 1

Agent Comments

Price: $550,000
Method: Expression of Interest
Date: 01/02/2022
Property Type: Apartment



1902/241 City Rd SOUTHBANK 3006 (REI)

2 1 1

Agent Comments

Price: $508,000
Method: Private Sale
Date: 14/02/2022
Property Type: Apartment



2002/70 Dorcas St SOUTHBANK 3006 (REI/VG)

2 1 1

Agent Comments

Price: $470,000
Method: Private Sale
Date: 18/10/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177

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