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<br>Including suburb and postcode | 1411/22 Dorcas Street, Southbank Vic 3006 |

## Indicative selling price

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

Single price $360,000

## Median sale price

Median price $535,000 Property Type Unit Suburb Southbank

Period - From 01/10/2022 to 31/12/2022 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.

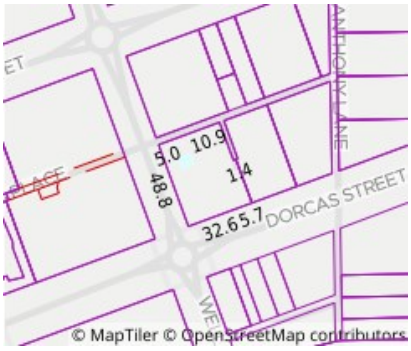
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 616/22 Dorcas St SOUTHBANK 3006 | $370,000 | 20/12/2022 |
| 2 | 2111/22 Dorcas St SOUTHBANK 3006 | $345,000 | 28/07/2022 |
| 3 | 2110/22 Dorcas St SOUTHBANK 3006 | $340,000 | 05/10/2022 |

**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: 23/01/2023 09:53

RT Edgar




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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$360,000
**Median Unit Price**
December quarter 2022: $535,000

## Comparable Properties



**616/22 Dorcas St SOUTHBANK 3006 (REI)**

1 1 1

**Price:** $370,000
**Method:** Private Sale
**Date:** 20/12/2022
**Property Type:** Apartment

Agent Comments



**2111/22 Dorcas St SOUTHBANK 3006 (REI/VG)**

1 1 1

**Price:** $345,000
**Method:** Private Sale
**Date:** 28/07/2022
**Property Type:** Apartment

Agent Comments

**2110/22 Dorcas St SOUTHBANK 3006 (REI/VG)**

1 1 1

**Price:** $340,000
**Method:** Private Sale
**Date:** 05/10/2022
**Property Type:** Apartment

Agent Comments

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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