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 | 1309/70 Dorcas Street, Southbank Vic 3006 |

## Indicative selling price

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

Range between $635,000 & $698,500

## Median sale price

Median price $601,900 Property Type Unit Suburb Southbank

Period - From 01/04/2021 to 30/06/2021 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 | 801/65 Coventry St SOUTHBANK 3006 | $695,000 | 31/08/2021 |
| 2 | 2406/180 City Rd SOUTHBANK 3006 | $681,800 | 07/09/2021 |
| 3 | 71/1 Riverside Quay SOUTHBANK 3006 | $670,000 | 22/09/2021 |

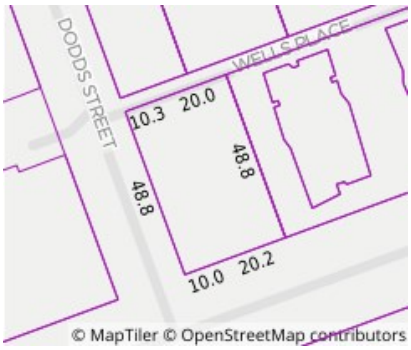
**OR**

~~**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: 11/10/2021 18:01

# 1309/70 Dorcas Street, Southbank Vic 3006

Helena Chow
03 9825 7157
0407 226 828
hchow@rtedgar.com.au




2 2 1

**Property Type:** Strata Unit/Flat

Agent Comments

Internal 74m2 plus 5m2 balcony

**Indicative Selling Price**
$635,000 - $698,500
**Median Unit Price**
June quarter 2021: $601,900

## Comparable Properties



**801/65 Coventry St SOUTHBANK 3006 (REI)**

2 2 1

**Price:** $695,000
**Method:** Private Sale
**Date:** 31/08/2021
**Property Type:** Apartment

Agent Comments



**2406/180 City Rd SOUTHBANK 3006 (REI)**

2 2 1

**Price:** $681,800
**Method:** Private Sale
**Date:** 07/09/2021
**Property Type:** Apartment

Agent Comments



**71/1 Riverside Quay SOUTHBANK 3006 (REI)**

2 2 1

**Price:** $670,000
**Method:** Private Sale
**Date:** 22/09/2021
**Property Type:** Apartment

Agent Comments

**Account** - RT Edgar | P: 03 9826 1000

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