

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	1110/22 Dorcas Street, Southbank, VIC 3006
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Indicative selling price

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

Price Range	\$350,000	&	\$385,000
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Median sale price

Median price	\$579,971	Property Type	Apartment	Suburb	Southbank (3006)
Period - From	01/08/2022	to	31/07/2023	Source	realestate.com.au

Comparable property sales

A These are two 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
87/38 KAVANAGH STREET, SOUTHBANK VIC 3006	\$370,000	18/07/2023
1516/22 DORCAS STREET, SOUTHBANK VIC 3006	\$398,500	13/05/2023

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:	03/08/2023
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