

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

614/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$586,000

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2019

to

30/09/2019

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	57/38 Kavanagh St SOUTHBANK 3006	\$378,000	23/07/2019
2	131/100 Kavanagh St SOUTHBANK 3006	\$375,000	19/09/2019
3	1208/31 City Rd SOUTHBANK 3006	\$357,000	15/07/2019

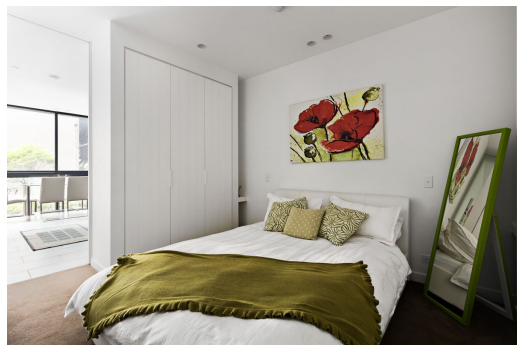
OR

- ~~**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:

14/11/2019 18:12

614/22 Dorcas Street, Southbank Vic 3006



1 bed 1 bathroom 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$365,000

Median Unit Price

September quarter 2019: \$586,000

Comparable Properties



57/38 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$378,000

Method: Private Sale

Date: 23/07/2019

Rooms: 2

Property Type: Apartment

Land Size: 51 sqm approx



131/100 Kavanagh St SOUTHBANK 3006 (VG)

Agent Comments

3 beds 0 bathrooms 0 cars

Price: \$375,000

Method: Sale

Date: 19/09/2019

Property Type: Strata Unit/Flat



1208/31 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$357,000

Method: Private Sale

Date: 15/07/2019

Rooms: 3

Property Type: Apartment

Account - Follett & Co. | P: 03 9598 9111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.