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	1005/22 DORCAS STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Southbank
Period-from	01 Oct 2021	to	30 Sep 2022	Source	Corelogic

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 6 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
1101/22 DORCAS STREET SOUTHBANK VIC 3006	$628,000	20-Sep-22
1204/22 DORCAS STREET SOUTHBANK VIC 3006	$762,000	24-May-22
1204/39 COVENTRY STREET SOUTHBANK VIC 3006	$675,000	09-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 13 October 2022

Jiang Wang
M 0498985678
E william.w@xynergy.com.au



1101/22 DORCAS STREET SOUTHBANK VIC 3006

2 2 1

Sold Price RS **$628,000** Sold Date **20-Sep-22**

Distance **0km**



1204/22 DORCAS STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$762,000** Sold Date **24-May-22**

Distance **0km**



1204/39 COVENTRY STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$675,000** Sold Date **09-Aug-22**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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