

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 706/70 Dorcas Street, Southbank, VIC 3006

Indicative selling price

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

Price Range

\$370,000

&

\$390,000

Median sale price

Median price

\$410,000

Property Type

House

Suburb

Southbank (3006)

Period - From

01/02/2020

to

01/02/2021

Source

REA

Comparable property sales

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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
704/70 DORCAS STREET, SOUTHBANK VIC 3006	\$380,000	01/02/2021
1803/118 KAVANAGH STREET, SOUTHBANK VIC 3006	\$375,000	11/12/2020
2104/63 WHITEMAN STREET, SOUTHBANK VIC 3006	\$370,000	13/11/2020

This Statement of Information was prepared on: 04/03/2021