



CRANE[™]
REALESTATE

STATEMENT OF INFORMATION

807/22-24 DORCAS STREET, SOUTHBANK, VIC 3006

PREPARED BY CRANE REAL ESTATE, 1/2-8 LAKE ST CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



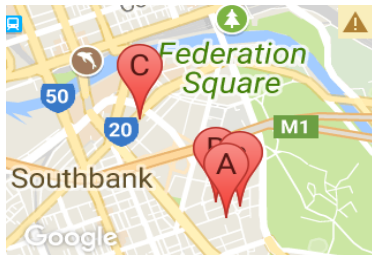
807/22-24 DORCAS STREET, SOUTHBANK,  1  1  1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

\$550,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



66/39 DORCAS ST, SOUTH MELBOURNE, VIC  1  1  1

Sale Price

***\$410,000**

Sale Date: 11/12/2017

Distance from Property: 121m



63 COVENTRY ST, SOUTHBANK, VIC 3006  1  1  1

Sale Price

***\$405,000**

Sale Date: 31/08/2017

Distance from Property: 163m



156/173 CITY RD, SOUTHBANK, VIC 3006  1  1  1

Sale Price

\$412,000

Sale Date: 14/08/2017

Distance from Property: 906m



This report has been compiled on 28/01/2018 by Crane Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

807/22-24 DORCAS STREET, SOUTHBANK, VIC 3006

Indicative selling price

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

Price Range:

Median sale price

Median price

\$550,000

House

Unit

Suburb

SOUTHBANK

Period

01 January 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

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
66/39 DORCAS ST, SOUTH MELBOURNE, VIC 3205	*\$410,000	11/12/2017
63 COVENTRY ST, SOUTHBANK, VIC 3006	*\$405,000	31/08/2017
156/173 CITY RD, SOUTHBANK, VIC 3006	\$412,000	14/08/2017