



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	68-70 Dorcas Street, Southbank VIC 3006 (2 bed 2 bath 1 car park)
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Indicative selling price

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

Range between	\$615,000	&	\$655,000
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Median sale price

Median price	\$612,501	Unit	X	Suburb	Southbank
Period - From	01/04/2017	to	30/06/2017	Source	REIV

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
1204/22 Dorcas Street, Southbank VIC 3006	\$630,000	05/08/2017
606/39 Coventry Street, Southbank VIC 3006	\$640,000	25/05/2017
1710/8 Dorcas Street, Southbank VIC 3006	\$620,000	27/02/2017