CAYZER

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	207/70 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Single price	$675,000

Median sale price

Median price	$580,000	House		Unit	X	Suburb	Southbank
Period - From	01/04/2017	to	31/03/2018			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	606/668 Bourke St MELBOURNE 3000	$675,000	04/03/2018
2	804/15 Queens Rd MELBOURNE 3004	$672,500	25/04/2018
3	806/102 Wells St SOUTHBANK 3006	$670,000	20/12/2017

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.~~

Account - Cayzer | P: 03 9646 0812

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Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$675,000
Median Unit Price
Year ending March 2018: $580,000

Comparable Properties

606/668 Bourke St MELBOURNE 3000 (REI)

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Price: $675,000
Method: Sold Before Auction
Date: 04/03/2018
Rooms: 3
Property Type: Apartment
Land Size: 82 sqm approx

Agent Comments

804/15 Queens Rd MELBOURNE 3004 (REI)

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Price: $672,500
Method: Sold Before Auction
Date: 25/04/2018
Rooms: -
Property Type: Apartment

Agent Comments

806/102 Wells St SOUTHBANK 3006 (REI)

🛏 2   🛁 2   🚗 1

Price: $670,000
Method: Private Sale
Date: 20/12/2017
Rooms: 3
Property Type: Apartment
Land Size: 103 sqm approx

Agent Comments