

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

APARTMENTS 205A-2205A & 203B-2105B/60 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 BED 1 BATH APARTMENTS	N/A	Or range between	\$420,000		\$462,000
1 BED 1 BATH APARTMENTS	N/A	Or range between	\$470,000		\$517,000
1 BED 1 BATH APARTMENTS	N/A	Or range between	\$530,000		\$583,000
2 BED 1 BATH APARTMENTS	N/A	Or range between	\$630,000		\$693,000
2 BED 1 BATH APARTMENTS	N/A	Or range between	\$700,000		\$770,000
2 BED 2 BATH APARTMENTS	N/A	Or range between	\$650,000		\$715,000
2 BED 2 BATH APARTMENTS	N/A	Or range between	\$720,000		\$792,000
2 BED 2 BATH APARTMENTS	N/A	Or range between	\$800,000		\$880,000
2 BED 2 BATH APARTMENTS	N/A	Or range between	\$885,000		\$973,500
2 BED 2 BATH APARTMENTS	N/A	Or range between	\$1,100,000		\$1,210,000

3 BED 2 BATH APARTMENTS	N/A	Or range between	\$1,025,000	&	\$1,127,500
3 BED 2 BATH APARTMENTS	N/A	Or range between	\$1,200,000	&	\$1,320,000
3 BED 2 BATH APARTMENTS	N/A	Or range between	\$1,370,000	&	\$1,507,000
3 BED 2 BATH APARTMENTS	N/A	Or range between	\$1,850,000	&	\$2,035,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$565,000	Suburb	SOUTHBANK VIC 3006		
Period - From	01/01/2021	To	01/01/2022	Source	www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

1 BED 1 BATH APARTMENTS	906/28 BANK STREET, SOUTH MELBOURNE VIC 3205	\$435,000	06/11/2021
	1204/8 DORCAS STREET, SOUTHBANK VIC 3006	\$435,000	02/12/2021
	1507/152-166 STURT STREET, SOUTHBANK VIC 3006	\$428,000	21/07/2021

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

1 BED 1 BATH APARTMENTS	1603/38 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$500,000	30/10/2021
	1004/338 KINGS WAY, SOUTH MELBOURNE VIC 3205	\$510,000	01/10/2021
	815/152-166 STURT STREET, SOUTHBANK VIC 3006	\$495,000	20/09/2021

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

1 BED 1 BATH APARTMENTS	1516/25 COVENTRY STREET, SOUTHBANK VIC 3006	\$555,000	24/08/2021
	705/97 PALMERSTON CRESCENT, SOUTH MELBOURNE VIC 3205	\$580,000	23/07/2021
	5/182 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$575,000	30/11/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 BED 1 BATH APARTMENTS	14/77-81 COVENTRY STREET, SOUTHBANK VIC 3006	\$692,000	09/10/2021
	31/39 DORCAS STREET, SOUTH MELBOURNE VIC 3205	\$630,000	03/12/2021
	210/148-150 WELLS STREET, SOUTH MELBOURNE VIC 3205	\$686,000	13/10/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 BED 1 BATH APARTMENTS	1/25 MILES STREET, SOUTHBANK VIC 3006	\$760,000	02/10/2021
	5/90-104 WELLS STREET, SOUTHBANK VIC 3006	\$755,000	04/12/2021
	22/88 WELLS STREET, SOUTHBANK VIC 3006	\$732,000	14/10/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	204/65 COVENTRY STREET, SOUTHBANK VIC 3006	\$665,000	13/10/2021
	801/65 COVENTRY STREET, SOUTHBANK VIC 3006	\$695,000	01/09/2021
	92/39 DORCAS STREET, SOUTH MELBOURNE VIC 3006	\$655,000	19/12/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	601/8 DORCAS STREET, SOUTHBANK VIC 3006	\$780,500	17/07/2021
	402/25 COVENTRY STREET, SOUTHBANK VIC 3006	\$790,000	19/07/2021
	106/418 ST KILDA ROAD, MELBOURNE VIC 3004	\$742,600	10/12/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	502/25 COVENTRY STREET, SOUTHBANK VIC 3006	\$815,000	12/07/2021
	1310/25 COVENTRY STREET, SOUTHBANK VIC 3006	\$849,000	29/10/2021
	105/102 WELLS STREET, SOUTHBANK VIC 3006	\$831,000	23/09/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	1801/25 COVENTRY STREET, SOUTHBANK VIC 3006	\$930,000	30/08/2021
	4609/11 BALE CIRCUIT, SOUTHBANK VIC 3006	\$902,100	13/09/2021
	2101/7 RIVERSIDE QUAY, SOUTHBANK VIC 3006	\$920,000	20/09/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	2307/7 RIVERSIDE QUAY, SOUTHBANK VIC 3006	\$1,100,000	15/12/2021
	223/20 QUEENS ROAD, MELBOURNE VIC 3006	\$1,120,000	04/08/2021
	53-61 TOORAK ROAD, SOUTH YARRA VIC 3141	\$1,124,000	04/08/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 BED 2 BATH APARTMENTS	1/182 ALBERT ROAD, SOUTH MELBOURNE VIC 3006	\$1,123,000	25/11/2021
	401/100 KAVANAGH STREET, SOUTHBANK VIC 3006	\$1,029,999	30/07/2021
	3306/9 POWER STREET, SOUTHBANK VIC 3006	\$1,079,999	26/10/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 BED 2 BATH APARTMENTS	B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 BED 2 BATH APARTMENTS	402/274-278 COVENTRY STREET, SOUTH MELBOURNE VIC 3205	\$1,390,000	06/11/2021
	9B/29 QUEENS ROAD, MELBOURNE VIC 3004	\$1,430,000	25/10/2021
	1/168W-172W TOORAK ROAD, SOUTH YARRA VIC 3141	\$1,435,000	09/09/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 BED 2 BATH APARTMENTS	B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

This Statement of Information was prepared on:

12 January 2022