

# 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 351 Dorcas Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,250,000

### Median sale price

Median price \$1,416,000 Property Type House Suburb South Melbourne

Period - From 01/10/2019 to 31/12/2019 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	259 Montague St SOUTH MELBOURNE 3205	\$1,265,000	26/10/2019
2	338 Dorcas St SOUTH MELBOURNE 3205	\$1,250,000	31/01/2020
3	72 Palmerston Cr SOUTH MELBOURNE 3205	\$1,210,000	07/09/2019

**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.~~

This Statement of Information was prepared on:

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Adrian Wood

03 8578 0388

0404 861 508

adrianwood@theagency.com.au

**Indicative Selling Price**

\$1,250,000

**Median House Price**

December quarter 2019: \$1,416,000



**Property Type:** Strata Unit/Flat

**Land Size:** 140 sqm approx

Agent Comments

## Comparable Properties



**259 Montague St SOUTH MELBOURNE 3205** (REI/VG)

Agent Comments



**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 88 sqm approx



**338 Dorcas St SOUTH MELBOURNE 3205** (REI)

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 31/01/2020

**Property Type:** House

**Land Size:** 80 sqm approx



**72 Palmerston Cr SOUTH MELBOURNE 3205** (REI/VG)

Agent Comments



**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 137 sqm approx