



## 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

46/63 Dorcas Street, South Melbourne, 3205

### Indicative selling price

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

Single price

or range between

\$420,000.00

&

\$460,000.00

### Median sale price

Median price

\$667,500.00

Property type

Unit/Apartment

Suburb

SOUTH MELBOURNE

Period - From

Apr 2021

to

Mar 2022

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
2402/152 Sturt St SOUTHBANK 3006	\$460,000.00	11/03/2022
3607/118 Kavanagh St SOUTHBANK 3006	\$455,000.00	2/03/2022
1307/38 Bank St SOUTH MELBOURNE 3205	\$435,000.00	24/02/2022

This Statement of Information was prepared on: Tuesday 03rd May 2022