

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

208/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,888

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

1/24-30 RAGLAN STREET SOUTH MELBOURNE VIC 3205	\$505,000	28-May-22
3/19 BOUNDARY STREET PORT MELBOURNE VIC 3207	\$500,000	19-Feb-22
406/60 DORCAS STREET SOUTHBANK VIC 3006	\$465,000	18-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 06 June 2022


**1/24-30 RAGLAN STREET SOUTH
MELBOURNE VIC 3205**
 1  1  1

 Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **28-May-22**

 Distance **0.67km**

**3/19 BOUNDARY STREET PORT
MELBOURNE VIC 3207**
 1  1  1

 Sold Price **\$500,000** Sold Date **19-Feb-22**

 Distance **0.92km**

**406/60 DORCAS STREET
SOUTHBANK VIC 3006**
 1  1  1

 Sold Price **\$465,000** Sold Date **18-Feb-22**

 Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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