

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**118/39 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)

**Range \$720,000 - \$770,000**

### Median sale price

Median Unit for **SOUTH MELBOURNE** for period **Apr 2017 - Mar 2018**

Sourced from REIV.

**\$610,100**

### 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 the most comparable to the property for sale.

**140/173 City Road,**  
Southbank 3006

**Price \$770,000** Sold 16  
February 2018

**6/83 Whiteman Street,**  
Southbank 3006

**Price \$757,000** Sold 24  
January 2018

**911/38 Bank Street,**  
South Melbourne 3205

**Price \$741,000** Sold 19  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit

3 beds

2 baths

2 parking

### Greg Hocking Holdsworth

332 Montague Street,  
Albert Park VIC 3206

### Contact agents



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**GREG HOCKING**  
HOLDSWORTH