

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

13/297 Dorcas Street,  
SOUTH MELBOURNE 3205

Unit



3 beds



3 baths



2 parking

### Indicative selling price

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

**Single price \$1,850,000**

### Median sale price

Median **Unit** for **SOUTH MELBOURNE** for period **Apr 2016 - Mar 2017**

Sourced from **REIV**.

**\$1,610,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**94 Graham Street,**  
ALBERT PARK 3206

Price **\$1,850,000** Sold 04 March 2017

**1 Reilly Place,**  
SOUTH MELBOURNE 3205

Price **\$1,720,000** Sold 08 July 2017

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

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.

### Contact agents

 **Warwick Gardiner**  
Greg Hocking

03 8644 5500  
0438 308 555

[wgardiner@greghocking.com.au](mailto:wgardiner@greghocking.com.au)

**GREG HOCKING**  
HOLDSWORTH

**Greg Hocking Holdsworth**

332 Montague Street,  
Albert Park VIC 3206