



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 106/39 Dorcas Street, South Melbourne, 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$400,000.00 & \$440,000.00

Median sale price

Median price \$580,000.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE
Period - From Apr 2020 to Mar 2021 Source CoreLogic

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
309/38 Bank Street South Melbourne VIC 3205	\$422,000.00	14/04/2021
804/151 City Road Southbank VIC 3006	\$400,000.00	26/03/2021
1904/180 City Road Southbank VIC 3006	\$415,000.00	7/04/2021

This Statement of Information was prepared on: Thursday 22nd April 2021