



## 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 32/39 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)

Single price  or range between \$580,000.00 & \$630,000.00

### Median sale price

Median price \$615,000.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE

Period - From Nov 2020 to Oct 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 |
|--|--------------|--------------|
| 61/39 Dorcas Street South Melbourne VIC 3205 | \$615,000.00 | 4/10/2021    |
| 41/88 Park Street South Melbourne VIC 3205   | \$612,500.00 | 8/07/2021    |
| 135/120-150 Sturt Street Southbank VIC 3006  | \$615,000.00 | 11/08/2021   |

This Statement of Information was prepared on: Friday 19th November 2021