



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 16/63 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 \$549,000.00 & \$599,000.00

Median sale price

Median price \$620,000.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE

Period - From Aug 2021 to Jul 2022 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
420/152-166 STURT STREET SOUTHBANK VIC 3006	\$570,000.00	29/06/2022
623/152-166 STURT STREET SOUTHBANK VIC 3006	\$595,000.00	7/07/2022
2006/45 Clarke Street Southbank Vic 3006	\$575,000.00	14/04/2022

This Statement of Information was prepared on: Thursday 11th August 2022