

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

104/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

204/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$481,000	10-Jun-23
504/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205	\$460,000	06-Jun-23
202/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$460,700	05-Apr-23

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 29 August 2023


**204/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**
 1
  1
  1

 Sold Price **\$481,000** Sold Date **10-Jun-23**

 Distance **0km**

**504/85-87 MARKET STREET
SOUTH MELBOURNE VIC 3205**
 1
  1
  1

 Sold Price **\$460,000** Sold Date **06-Jun-23**

 Distance **0.29km**

**202/79 MARKET STREET SOUTH
MELBOURNE VIC 3205**
 1
  1
  1

 Sold Price **\$460,700** Sold Date **05-Apr-23**

 Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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