



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 47/39 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 \$795,000.00 & \$870,000.00

Median sale price

Median price \$615,000.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE
Period - From Dec 2020 to Nov 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
107/148-150 Wells Street South Melbourne VIC 3205	\$840,000.00	26/10/2021
608/221 Sturt Street Southbank VIC 3006	\$870,000.00	9/10/2021
3/96 Dodds Street Southbank VIC 3006	\$800,000.00	22/10/2021

This Statement of Information was prepared on: Tuesday 11th January 2022