

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

1717/22 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$615,888 Property Type Unit Suburb South Melbourne

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 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
1	2403/151 City Rd SOUTHBANK 3006	\$535,000	15/11/2023
2	3/67 Whiteman St SOUTHBANK 3006	\$530,000	14/12/2023
3	1913/39 Coventry St SOUTHBANK 3006	\$525,000	14/12/2023

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 six months.~~

This Statement of Information was prepared on:

12/02/2024 17:53

1717/22 Dorcas Street, South Melbourne Vic 3205



 2  1  1

Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
Year ending December 2023: \$615,888

Comparable Properties



2403/151 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments

 2  1  1

Price: \$535,000
Method: Private Sale
Date: 15/11/2023
Property Type: Apartment



3/67 Whiteman St SOUTHBANK 3006 (REI) Agent Comments

 2  1  1

Price: \$530,000
Method: Private Sale
Date: 14/12/2023
Property Type: House



1913/39 Coventry St SOUTHBANK 3006 (REI) Agent Comments

 2  1  1

Price: \$525,000
Method: Private Sale
Date: 14/12/2023
Property Type: Apartment

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303



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