

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

108/244-246 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

\$595,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

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

104/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$465,000	24-Sep-23
4509/45 CLARKE STREET SOUTHBANK VIC 3006	\$450,000	18-Sep-23
2905/63 HAIG STREET SOUTHBANK VIC 3006	\$490,000	25-Nov-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: 09 February 2024

**104/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

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Sold Price **\$465,000** Sold Date **24-Sep-23**Distance **0km****4509/45 CLARKE STREET
SOUTHBANK VIC 3006**

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Sold Price **\$450,000** Sold Date **18-Sep-23**Distance **0.69km****2905/63 HAIG STREET
SOUTHBANK VIC 3006**

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Sold Price **\$490,000** Sold Date **25-Nov-23**Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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