

RT Edgar

STATEMENT OF INFORMATION

18 October 2018

Property offered for sale

52/63 Dorcas Street, South Melbourne VIC 3205

Indicative selling price

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

Single price \$799,000

Median sale price

Median price	\$660,000	House	Unit	X	Suburb	South Melbourne
Period - From	01/04/2018	to	30/06/2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Nancy Jia consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 142/22 Kavanagh St SOUTHBANK 3006	\$800,000	16/06//2018
2 225/88 Kavanagh St SOUTHBANK 3006	\$790,000	30/04/2018
3 805/148 Wells St SOUTH MELBOURNE 3205	\$780,000	23/05/2018