

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

108/211 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$610,000

House

Unit

X

Suburb

South Melbourne

Period - From 01/01/2019

to

31/03/2019

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	1102/65 Coventry St SOUTHBANK 3006	\$390,000	30/06/2019
2	1401/8 Downie St MELBOURNE 3000	\$390,000	21/06/2019
3	1612/22 Dorcas St SOUTHBANK 3006	\$359,000	27/05/2019

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$389,000

Median Unit Price

March quarter 2019: \$610,000

Comparable Properties



1102/65 Coventry St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 30/06/2019

Rooms: -

Property Type: Apartment



1401/8 Downie St MELBOURNE 3000 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 21/06/2019

Rooms: 2

Property Type: Apartment



1612/22 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$359,000

Method: Private Sale

Date: 27/05/2019

Rooms: -

Property Type: Apartment