

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 45/39 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$439,000

Median sale price

Median price \$600,000 Property Type Unit Suburb South Melbourne
Period - From 01/10/2022 to 30/09/2023 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 | 10/38 Bank St SOUTH MELBOURNE 3205 | \$439,000 | 31/08/2023 |
| 2 | | | |
| 3 | | | |

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: 12/12/2023 11:36

45/39 Dorcas Street, South Melbourne Vic 3205

WHITEFOX

Peter Zervas

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Indicative Selling Price

\$439,000

Median Unit Price

Year ending September 2023: \$600,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



**10/38 Bank St SOUTH MELBOURNE 3205
(REI/VG)**

Agent Comments

 1  1  1

Price: \$439,000

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment

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.

Account - Whitefox Real Estate | P: 96459699



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