# 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	343 Dorcas Street, South Melbourne Vic 3205
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,320,000

#### Median sale price

Median price	\$2,270,000	Pro	perty Type	House		Suburb	South Melbourne
Period - From	01/01/2023	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	175 Nelson Rd SOUTH MELBOURNE 3205	\$1,320,000	29/04/2023
2	119 Albert St PORT MELBOURNE 3207	\$1,300,000	20/05/2023
3	9 Herbert PI ALBERT PARK 3206	\$1,295,000	07/02/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/07/2023 10:49













Property Type: House (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,320,000 **Median House Price** 

March quarter 2023: \$2,270,000

# Comparable Properties



175 Nelson Rd SOUTH MELBOURNE 3205

(REI)

**└─** 2



Price: \$1,320,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 123 sqm approx

**Agent Comments** 

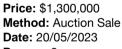








**Agent Comments** 



Rooms: 3

Property Type: House (Res) Land Size: 144 sqm approx



9 Herbert PI ALBERT PARK 3206 (REI/VG)





**Agent Comments** 

Price: \$1,295,000 Method: Private Sale Date: 07/02/2023 Property Type: House Land Size: 101 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



