

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

343 Dorcas Street, South Melbourne Vic 3205

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

Property 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	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 Pl ALBERT PARK 3206	\$1,295,000	07/02/2023

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:

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)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 123 sqm approx



119 Albert St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 20/05/2023

Rooms: 3

Property Type: House (Res)

Land Size: 144 sqm approx



9 Herbert Pl 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