

## 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

376A Dorcas Street South Melbourne VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,195,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$591,400

Property type

Unit

Suburb

South Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 2/238 Ferrars Street South Melbourne VIC 3205 | \$1,125,000 | 21-Sep-19 |
| 154 Stokes Street Port Melbourne VIC 3207     | \$1,150,000 | 13-Jul-19 |
| 152 Stokes Street Port Melbourne VIC 3207     | \$1,185,000 | 17-Jul-19 |

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 6 months.~~

This Statement of Information was prepared on: 28 October 2019

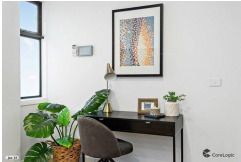


**2/238 Ferrars Street South  
Melbourne VIC 3205**

2 1 1

Sold Price **\$1,125,000<sup>UN</sup>** Sold Date **21-Sep-19**

Distance **0.29km**



**154 Stokes Street Port Melbourne  
VIC 3207**

2 2 1

Sold Price **\$1,150,000** Sold Date **13-Jul-19**

Distance **1.21km**



**152 Stokes Street Port Melbourne  
VIC 3207**

2 1 1

Sold Price **\$1,185,000** Sold Date **17-Jul-19**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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