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

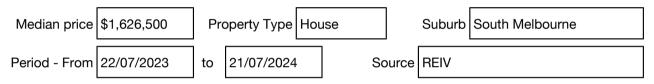
361 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

	ee consumer.vic.gov.	

Single price \$1,095,000

Median sale price



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	60 Brooke St ALBERT PARK 3206	\$1,175,000	06/06/2024
2	427 Bay St PORT MELBOURNE 3207	\$1,008,600	13/07/2024
3	114 Park St SOUTH MELBOURNE 3205	\$1,005,000	02/03/2024

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:

22/07/2024 09:33









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,095,000 Median House Price 22/07/2023 - 21/07/2024: \$1,626,500

Comparable Properties



60 Brooke St ALBERT PARK 3206 (REI)



Price: \$1,175,000 Method: Sold Before Auction Date: 06/06/2024 Property Type: House (Res)

Agent Comments

Agent Comments



Price: \$1,008,600



Method: Auction Sale Date: 13/07/2024 Property Type: House (Res)

114 Park St SOUTH MELBOURNE 3205 (REI/VG)

427 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,005,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 112 sqm approx

Account - Belle Property Albert Park | P: (03) 9690 5366 | F: (03) 9696 1151



propertydata

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