

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,095,000

### Median sale price

Median price \$1,626,500 Property Type House Suburb South Melbourne

Period - From 22/07/2023 to 21/07/2024 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	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



3   1  

**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)**

Agent Comments

2   1   -

**Price:** \$1,175,000

**Method:** Sold Before Auction

**Date:** 06/06/2024

**Property Type:** House (Res)



**427 Bay St PORT MELBOURNE 3207 (REI)**

Agent Comments

2   1   -

**Price:** \$1,008,600

**Method:** Auction Sale

**Date:** 13/07/2024

**Property Type:** House (Res)



**114 Park St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

2   1   -

**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