

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

20/284 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$930,000 & \$1,020,000

Median sale price

Median price \$625,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2023 to 31/12/2023 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	903/67 Stead St SOUTH MELBOURNE 3205	\$1,035,000	06/10/2023
2	901/69-71 Stead St SOUTH MELBOURNE 3205	\$1,000,000	04/10/2023
3	47/333 Coventry St SOUTH MELBOURNE 3205	\$905,000	11/11/2023

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:

23/01/2024 13:44



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000

Median Unit Price
December quarter 2023: \$625,000

Comparable Properties

903/67 Stead St SOUTH MELBOURNE 3205 (VG)

Agent Comments

 1  -  -

Price: \$1,035,000

Method: Sale

Date: 06/10/2023

Property Type: Subdivided Flat - Single OYO Flat



901/69-71 Stead St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 2  1  1

Price: \$1,000,000

Method: Auction Sale

Date: 04/10/2023

Property Type: Apartment



47/333 Coventry St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 2  1  2

Price: \$905,000

Method: Sold Before Auction

Date: 11/11/2023

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999