



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**2002/24 Dorcas Street,
SOUTH MELBOURNE 3205**

House



2 beds



2 baths



1 parking

Indicative selling price

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

Single price \$695,000

Median sale price

Median **House** for **SOUTH MELBOURNE** for period **Mar 2018 - Mar 2018**

Sourced from **Hometrack Australia**.

\$613,500

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5601/35 QUEENSBRIDGE ST REE,
SOUTHBANK 3006**

Price **\$815,000** Sold 25 June
2018

**710/51 THISTLET HWAIT E STREET,
SOUTH MELBOURNE 3205**

Price **\$699,500** Sold 24
January 2019

**1410/50 ALBERT ST,
SOUTH MELBOURNE 3205**

Price **\$670,000** Sold 02
March 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Hometrack Australia.

Real Estate At Work

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