

# 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 5/284 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$615,888 Property Type Unit Suburb South Melbourne

Period - From 01/01/2023 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	151 Market St SOUTH MELBOURNE 3205	\$1,495,000	13/12/2023
2	2a Mills St ALBERT PARK 3206	\$1,455,000	02/09/2023
3			

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: 30/01/2024 15:46



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Property Type:  
Agent Comments

Indicative Selling Price  
\$1,300,000 - \$1,400,000  
Median Unit Price  
Year ending December 2023: \$615,888

## Comparable Properties



151 Market St SOUTH MELBOURNE 3205 (REI) Agent Comments

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Price: \$1,495,000  
Method: Private Sale  
Date: 13/12/2023  
Property Type: House



2a Mills St ALBERT PARK 3206 (REI/VG) Agent Comments

2 1 1

Price: \$1,455,000  
Method: Auction Sale  
Date: 02/09/2023  
Property Type: Townhouse (Res)  
Land Size: 115 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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