

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 280 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$1,584,000 Property Type House Suburb South Melbourne

Period - From 01/10/2019 to 30/09/2020 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	290 Cecil St SOUTH MELBOURNE 3205	\$3,200,000	03/07/2020
2	284 Albert Rd SOUTH MELBOURNE 3205	\$3,175,000	19/10/2020
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: 06/11/2020 10:57



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Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

Year ending September 2020: \$1,584,000

Comparable Properties



290 Cecil St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

4 3 1

Price: \$3,200,000

Method: Sold Before Auction

Date: 03/07/2020

Property Type: House (Res)

Land Size: 285 sqm approx



284 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments

4 4 2

Price: \$3,175,000

Method: Private Sale

Date: 19/10/2020

Property Type: House

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.