

## 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 305/244 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 \$485,000

or range between

&

### Median sale price

Median price \$1,600,000

Property type House

Suburb SOUTH MELBOURNE

Period - From 24/09/2020

to

23/03/2021

Source

CoreLogic

### Comparable property sales

**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
1 308/74-76 Eastern Road South Melbourne	\$486,000	12/01/2021
2 1403/38 Albert Road South Melbourne	\$480,000	06/12/2020
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: 23/03/2021