

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

113/39 Dorcas Street South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

503/148-150 Wells Street South Melbourne VIC 3205	\$845,000	25-Feb-21
88/69 Dorcas Street South Melbourne VIC 3205	\$860,000	26-Mar-21
512/38 Bank Street South Melbourne VIC 3205	\$838,000	16-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 27 April 2021



**503/148-150 Wells Street South
Melbourne VIC 3205**

3 2 2

Sold Price

^{RS} **\$845,000**

Sold Date

25-Feb-21

Distance

-



**88/69 Dorcas Street South
Melbourne VIC 3205**

3 2 2

Sold Price

^{RS} **\$860,000**

Sold Date

26-Mar-21

Distance

0.08km



**512/38 Bank Street South
Melbourne VIC 3205**

3 2 2

Sold Price

\$838,000

Sold Date

16-Feb-21

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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