

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 201/240-242 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$695,000

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	146/418 St Kilda Rd MELBOURNE 3004	\$699,000	04/12/2023
2	6/110 Southbank Blvd SOUTHBANK 3006	\$692,500	13/01/2024
3	150b Wells St SOUTH MELBOURNE 3205	\$660,000	09/12/2023

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: 04/03/2024 17:36



Rooms: 4

Property Type: Strata Unit/Flat

Land Size: 80 sqm approx

Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

Year ending December 2023: \$615,888

Comparable Properties



146/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$699,000

Method: Private Sale

Date: 04/12/2023

Property Type: Apartment



6/110 Southbank Blvd SOUTHBANK 3006 (REI) Agent Comments



Price: \$692,500

Method: Private Sale

Date: 13/01/2024

Property Type: Apartment



150b Wells St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$660,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Apartment

Land Size: 93 sqm approx

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