## 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

427 Dorcas Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,350,000		&		\$1,450,000					
Median sale price										
Median price	\$1,623,000	Pro	operty Type	Hou	ISE		Suburb	South Melbourne		
Period - From	06/03/2023	to	05/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	294 Moray St SOUTH MELBOURNE 3205	\$1,460,000	28/11/2023
2	97 Pickles St PORT MELBOURNE 3207	\$1,455,000	21/10/2023
3	83 Thomson St SOUTH MELBOURNE 3205	\$1,365,000	14/10/2023

OR

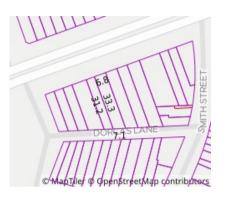
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/03/2024 11:40









Property Type: Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 06/03/2023 - 05/03/2024: \$1,623,000

# **Comparable Properties**



Price: \$1,455,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 295 sqm approx



83 Thomson St SOUTH MELBOURNE 3205 Agent Comments (REI/VG)



Price: \$1,365,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 126 sqm approx

#### Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



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