

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 906/22 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$350,000 & \$365,000

Median sale price

Median price \$630,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2020 to 30/06/2021 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	1813/8 Dorcas St SOUTH MELBOURNE 3205	\$378,200	12/07/2021
2	1314/8 Dorcas St SOUTH MELBOURNE 3205	\$375,000	20/05/2021
3	506/22 Dorcas St SOUTH MELBOURNE 3205	\$365,000	01/05/2021

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: 10/10/2021 19:55



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$365,000

Median Unit Price

Year ending June 2021: \$630,000

Comparable Properties

1813/8 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1 1 1

Price: \$378,200

Method: Private Sale

Date: 12/07/2021

Property Type: Apartment



1314/8 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 20/05/2021

Property Type: Apartment



506/22 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1 1 1

Price: \$365,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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