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	506/22 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $620,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2020 to 31/12/2020 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	1712/22 Dorcas St SOUTHBANK 3006	$348,000	21/12/2020
2	710/22 Dorcas St SOUTHBANK 3006	$345,000	15/12/2020
3	1506/22 Dorcas St SOUTHBANK 3006	$343,750	02/03/2021

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: 01/04/2021 10:07

506/22 Dorcas Street, South Melbourne Vic 3205

1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
Year ending December 2020: $620,000

Comparable Properties



1712/22 Dorcas St SOUTHBANK 3006 (VG)

1 - -

Price: $348,000
Method: Sale
Date: 21/12/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

710/22 Dorcas St SOUTHBANK 3006 (VG)

1 - -

Price: $345,000
Method: Sale
Date: 15/12/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1506/22 Dorcas St SOUTHBANK 3006 (REI)

1 1 1

Price: $343,750
Method: Private Sale
Date: 02/03/2021
Property Type: Apartment
Land Size: 51 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.