# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

| Address              | 20/284 Dorcas Street, South Melbourne Vic 3205 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |

#### Indicative selling price

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

Single price \$1,020,000

#### Median sale price

| Median price \$625,0 | 000 Pro  | operty Type U | nit  | Suburb   | South Melbourne |
|----------------------|----------|---------------|------|----------|-----------------|
| Period - From 01/10  | /2023 to | 31/12/2023    | Sour | rce 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

| 1 | 903/67 Stead St SOUTH MELBOURNE 3205    | \$1,035,000 | 06/10/2023 |
|---|---|-------------|------------|
| 2 | 901/69-71 Stead St SOUTH MELBOURNE 3205 | \$1,000,000 | 04/10/2023 |
| 3 | 47/333 Coventry St SOUTH MELBOURNE 3205 | \$905,000   | 11/11/2023 |

#### 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: | 19/02/2024 11:39 |
|--|------------------|



Date of sale







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,020,000 Median Unit Price December quarter 2023: \$625,000

Agent Comments

# Comparable Properties

903/67 Stead St SOUTH MELBOURNE 3205

(VG)

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**Price:** \$1,035,000 **Method:** Sale **Date:** 06/10/2023

Property Type: Subdivided Flat - Single OYO

Flat

901/69-71 Stead St SOUTH MELBOURNE 3205 Agent Comments

(REI)

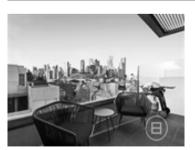
**-**2





**Price:** \$1,000,000 **Method:** Auction Sale **Date:** 04/10/2023

Property Type: Apartment



47/333 Coventry St SOUTH MELBOURNE 3205 Agent Comments

(REI)





Price: \$905,000

Method: Sold Before Auction

Date: 11/11/2023

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



