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

278 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,820,000		&		\$2,000,000					
Median sale price										
Median price	\$1,735,000	Pro	operty Type	y Type House			Suburb	South Melbourne		
Period - From	18/08/2022	to	17/08/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	127 Napier St SOUTH MELBOURNE 3205	\$1,820,000	06/05/2023
2	66 Richardson St ALBERT PARK 3206	\$2,100,000	12/08/2023
3	13 Martin St SOUTH MELBOURNE 3205	\$1,800,000	02/08/2023

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:

18/08/2023 12:47









Property Type: House Agent Comments

Indicative Selling Price \$1,820,000 - \$2,000,000 Median House Price 18/08/2022 - 17/08/2023: \$1,735,000

Comparable Properties





Price: \$1,820,000 Method: Date: 06/05/2023 Property Type: House



66 Richardson St ALBERT PARK 3206 (REI)



Price: \$2,100,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res) Land Size: 185 sqm approx

13 Martin St SOUTH MELBOURNE 3205 (REI) Agent Comments

Agent Comments



Price: \$1,800,000 Method: Private Sale Date: 02/08/2023 Property Type: House Land Size: 202 sqm approx

Account - Cayzer | P: 03 9699 5999



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