

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,820,000 & \$2,000,000

### Median sale price

Median price \$1,735,000 Property Type House Suburb South Melbourne

Period - From 18/08/2022 to 17/08/2023 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	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



3 1 1

**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

**127 Napier St SOUTH MELBOURNE 3205 (REI)** [Agent Comments](#)

2 2 1

**Price:** \$1,820,000

**Method:**

**Date:** 06/05/2023

**Property Type:** House



**66 Richardson St ALBERT PARK 3206 (REI)** [Agent Comments](#)

2 1 1

**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](#)

3 2 2

**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