Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 334 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,580,500	Pro	roperty Type Hous		ise		Suburb	South Melbourne
Period - From	01/01/2020	to	31/03/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	349 Dorcas St SOUTH MELBOURNE 3205	\$1,600,000	17/04/2020
2	338 Dorcas St SOUTH MELBOURNE 3205	\$1,250,000	31/01/2020
3			

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:

03/06/2020 13:06



334 Dorcas Street, South Melbourne Vic 3205







Rooms: 4 Property Type: House Land Size: 160 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2020: \$1,580,500

Comparable Properties



Price: \$1,250,000 Method: Private Sale Date: 31/01/2020 Property Type: House Land Size: 80 sqm approx

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.

Account - Cayzer | P: 03 9646 0812



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.