



## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### Comparable property sales

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
26/39 Dorcas St SOUTH MELBOURNE 3205	\$424,500.00	22/07/2020
45/39 Dorcas St SOUTH MELBOURNE 3205	\$423,000.00	4/09/2020
1020/35 Albert Rd MELBOURNE 3004	\$422,000.00	31/08/2020

This Statement of Information was prepared on: