



## 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

106/69 Dorcas Street, SOUTH MELBOURNE, 3205

### 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
608/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$420,000.00	26/02/2024
907/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$400,000.00	3/10/2023
45/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$420,000.00	4/01/2024

This Statement of Information was prepared on: