



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

56/63 Dorcas Street, South Melbourne, 3205

Indicative selling price

For the meaning of this price see 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 |
|---|--------------|--------------|
| 405/78-82 Eastern Road South Melbourne VIC 3205 | \$420,000.00 | 17/12/2020 |
| 3/4 16A St Kilda Road Melbourne VIC 3004 | \$420,000.00 | 21/12/2020 |
| 2507/180 City Road Southbank VIC 3006 | \$430,000.00 | 1/11/2020 |

This Statement of Information was prepared on: