

# 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

113/69 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 \$860,000 & \$900,000

### Median sale price

Median price \$622,500 Property Type Unit Suburb South Melbourne

Period - From 01/01/2021 to 31/03/2021 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	88/69 Dorcas St SOUTH MELBOURNE 3205	\$860,000	26/03/2021
2	73/39 Dorcas St SOUTH MELBOURNE 3205	\$865,000	01/05/2021
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:

14/07/2021 12:45



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$860,000 - \$900,000

**Median Unit Price**

March quarter 2021: \$622,500

## Comparable Properties



**88/69 Dorcas St SOUTH MELBOURNE 3205 (VG)**

**Agent Comments**



**Price:** \$860,000

**Method:** Sale

**Date:** 26/03/2021

**Property Type:** Subdivided Flat - Single OYO Flat



**73/39 Dorcas St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**



**Price:** \$865,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Apartment

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.