



- 51 SQM internal

- 8 SQM external

Comparable Properties



17/39 Dorcas St SOUTH MELBOURNE 3205 (REI)



Price: \$407,500

Method: Auction Sale

Date: 17/06/2017



402/148 Wells St SOUTH MELBOURNE 3205 (VG)



Price: \$400,000

Method: Sale

Date: 19/02/2017



716/22 Dorcas St SOUTHBANK 3006 (REI/VG)



Price: \$385,500

Method: Auction Sale

Date: 04/03/2017

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

1102/38 Albert Road, South Melbourne Vic 3205

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$405,000

Median sale priceMedian price

\$561,000

Unit

X

Suburb

South Melbourne

Period - From

01/01/2017

 to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17/39 Dorcas St SOUTH MELBOURNE 3205	\$407,500	17/06/2017
402/148 Wells St SOUTH MELBOURNE 3205	\$400,000	19/02/2017
716/22 Dorcas St SOUTHBANK 3006	\$385,500	04/03/2017