



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

426 Dorcas Street,  
SOUTH MELBOURNE 3205

House



3 beds



1 baths



0 parking

### Indicative selling price

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

**Range from \$ 1,700,000 - \$ 1,870,000**

### Median sale price

Median **House** for **SOUTH MELBOURNE** for period **Apr 2016 - Mar 2017**

Sourced from **REIV**.

**\$ 1,610,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**27 Lyell Street,**  
SOUTH MELBOURNE 3205      Price **\$ 1,820,000** Sold 13 May 2017

**13 Martin Street,**  
SOUTH MELBOURNE 3205      Price **\$ 1,780,000** Sold 20 April 2017

**344 Moray Street,**  
SOUTH MELBOURNE 3205      Price **\$ 1,732,000** Sold 22 April 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents

Peter Zervas  
Greg Hocking

03 86 44 5500  
0405 682 173

[pzervas@greghocking.com.au](mailto:pzervas@greghocking.com.au)

**GREG HOCKING**  
HOLDSWORTH

**Greg Hocking Holdsworth**

332 Montague Street,  
Albert Park VIC 3206