

# 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

5/38 Bank 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

\$759,000

&

\$795,000

### Median sale price

Median price

\$601,250

Property Type

Unit

Suburb

South Melbourne

Period - From

01/10/2019

to

30/09/2020

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	150/173 City Rd SOUTHBANK 3006	\$790,000	31/07/2020
2			
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:

16/11/2020 10:41

5/38 Bank Street, South Melbourne Vic 3205



Phoebe Hnarakis

9520 9020

0433 222 453

phnarakis@biggin Scott.com.au

**Indicative Selling Price**

\$759,000 - \$795,000

**Median Unit Price**

Year ending September 2020: \$601,250



3 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**150/173 City Rd SOUTHBANK 3006 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$790,000

**Method:** Private Sale

**Date:** 31/07/2020

**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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.