# 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

9/287 Bank Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,475,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$1,735,000	Pro	Property Type Hou		se		Suburb	South Melbourne	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12/103A Stokes St, Port Melbourne, Vic 3207, Australia	\$1,500,000	21/05/2021
2	24A Emerald Hill PI, South Melbourne, Vic 3205, Australia	\$1,485,000	15/05/2021
3	57 Ross St PORT MELBOURNE 3207	\$1,550,000	19/09/2021

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:

20/10/2021 10:49







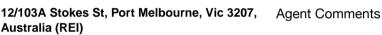


Property Type: Warehouse Agent Comments Fraser Lack 03 8671 3777 0408 340 242 flack@bigginscott.com.au

Indicative Selling Price \$1,475,000 - \$1,550,000 Median House Price September quarter 2021: \$1,735,000

# **Comparable Properties**







Price: \$1,500,000 Method: Date: 21/05/2021 Property Type: Townhouse (Single)



24A Emerald Hill PI, South Melbourne, Vic 3205, Australia (REI)

Agent Comments



Price: \$1,485,000 Method: Date: 15/05/2021 Property Type: Townhouse (Single)



57 Ross St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,550,000 Method: Sold Before Auction Date: 19/09/2021 Property Type: House Land Size: 111 sqm approx

#### Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700





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