

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 between \$1,475,000 & \$1,550,000

Median sale price

Median price \$1,735,000 Property Type House Suburb South Melbourne

Period - From 01/07/2021 to 30/09/2021 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	12/103A Stokes St, Port Melbourne, Vic 3207, Australia	\$1,500,000	21/05/2021
2	24A Emerald Hill Pl, 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

Comparable Properties



12/103A Stokes St, Port Melbourne, Vic 3207, Australia (REI) **Agent Comments**



Price: \$1,500,000

Method:

Date: 21/05/2021

Property Type: Townhouse (Single)



24A Emerald Hill Pl, 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