



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

808/38 Bank Street, South Melbourne, 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$400,000.00

&

\$440,000.00

Median sale price

Median price

\$693,750.00

Property type

Unit/Apartment

Suburb

SOUTH MELBOURNE

Period - From

Apr 2022

to

Jun 2022

Source

REIV

Comparable property sales

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
507/38 Bank St SOUTH MELBOURNE 3205	\$435,000.00	25/05/2022
1806/63 Whiteman St SOUTHBANK 3006	\$440,000.00	11/08/2022
46/69 Dorcas St SOUTH MELBOURNE 3205	\$420,000.00	2/09/2022

This Statement of Information was prepared on:

Tuesday 11th October 2022