

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

810/38 Bank Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$612,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2019 to 31/12/2019 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	1912/50 Albert Rd SOUTH MELBOURNE 3205	\$680,000	20/11/2019
2	610/38 Bank St SOUTH MELBOURNE 3205	\$642,000	19/10/2019
3	706/38 Bank St SOUTH MELBOURNE 3205	\$642,000	12/10/2019

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:

18/02/2020 14:16



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

December quarter 2019: \$612,000

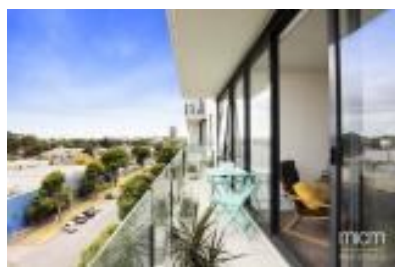
Comparable Properties



1912/50 Albert Rd SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$680,000
Method: Sale
Date: 20/11/2019
Property Type: Flat/Unit/Apartment (Res)



610/38 Bank St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$642,000
Method: Auction Sale
Date: 19/10/2019
Property Type: Apartment

706/38 Bank St SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$642,000
Method: Sale
Date: 12/10/2019
Property Type: Strata Unit/Flat