

STATEMENT OF INFORMATION

61/20 BANK PLACE, MELBOURNE, VIC 3000 PREPARED BY BRAD CARLIN-SMITH, THE HOPKINS GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61/20 BANK PLACE, MELBOURNE, VIC







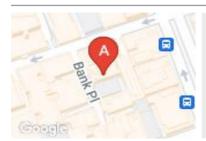
Indicative Selling Price

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

Single Price: \$295,000

Provided by: Brad Carlin-Smith, The Hopkins Group

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$550,000

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



18-20 BANK PL, MELBOURNE, VIC 3000







Sale Price

***\$291,000**

Sale Date: 25/05/2024

Distance from Property: 0m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sa	ale
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Address Including suburb and postcode	61/20 BANK PLACE, MELBOURNE, VIC 3000
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Indicative selling price

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

\$295,000

Median sale price

Median price	\$550,000	Property type	Unit	Suburb	MELBOURNE
Period	01 April 2023 to 31 March 2024		Source		oricefinder

Comparable property sales

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.

Address of comparable property		Price	Date of sale	
	18-20 BANK PL, MELBOURNE, VIC 3000	*\$291,000	25/05/2024	

This Statement of Information was prepared on:

04/06/2024

