

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

1113/28 Bank Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$693,750

Property Type Unit

Suburb South Melbourne

Period - From 01/04/2022

to 30/06/2022

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	1804/241 City Rd SOUTHBANK 3006	\$645,000	25/06/2022
2	15/69 Dorcas St SOUTH MELBOURNE 3205	\$627,000	14/05/2022
3	1806/152 Sturt St SOUTHBANK 3006	\$620,000	24/03/2022

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:

27/07/2022 12:24

1113/28 Bank Street, South Melbourne Vic 3205

WHITEFOX

Callum Richardson

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2022: \$693,750



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



1804/241 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 25/06/2022

Property Type: Apartment



15/69 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$627,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit



1806/152 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$620,000

Method: Private Sale

Date: 24/03/2022

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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