

## 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

706/38 Bank Street South Melbourne VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,009

Property type

Unit

Suburb

South Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

713/38 Bank Street South Melbourne VIC 3205	\$680,000	07-Apr-19
22B Napier Street South Melbourne VIC 3205	\$693,000	26-Jul-19
1602/63 Whiteman Street Southbank VIC 3006	\$671,000	10-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 18 September 2019

	<b>713/38 Bank Street South Melbourne VIC 3205</b>	Sold Price	<b>\$680,000</b>	Sold Date	<b>07-Apr-19</b>
 2  2  1	Distance	-			
	<b>22B Napier Street South Melbourne VIC 3205</b>	Sold Price	<b>\$693,000</b>	Sold Date	<b>26-Jul-19</b>
 2  2  1	Distance	<b>0.27km</b>			
	<b>1602/63 Whiteman Street Southbank VIC 3006</b>	Sold Price	<b>\$671,000</b>	Sold Date	<b>10-Sep-19</b>
 2  2  1	Distance	<b>1.17km</b>			

RS = Recent sale      UN = Undisclosed Sale

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