



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 1108/28 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 \$598,000.00 & \$638,000.00

Median sale price

Median price \$597,500.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE

Period - From Jan 2023 to Dec 2023 Source Corelogic

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
1002/28 BANK STREET SOUTH MELBOURNE VIC 3205	\$625,000.00	3/01/2024
117/88 PARK STREET SOUTH MELBOURNE VIC 3205	\$635,000.00	2/11/2023
909/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$625,000.00	9/01/2024

This Statement of Information was prepared on: Thursday 25th January 2024