



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1212/38 Bank Street,  
SOUTH MELBOURNE 3205**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$740,000 - \$780,000**

### Median sale price

Median **Unit** for **SOUTH MELBOURNE** for period **Oct 2016 - Sep 2017**

Sourced from **REIV**.

**\$585,000**

### 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 the most comparable to the property for sale.

**527/539 St Kilda Road,**  
Melbourne 3004

**Price \$762,000** Sold 04  
October 2017

**26/70 Albert Road,**  
South Melbourne 3205

**Price \$760,000** Sold 19  
August 2017

**17/458 St Kilda Road,**  
Melbourne 3004

**Price \$740,000** Sold 23  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit

2 beds

2 baths

2 parking

### Contact agents



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