

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

1010/38 BANK STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Aug 2021

to

31 Jul 2022

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

50/88 WELLS STREET SOUTHBANK VIC 3006	\$625,000	07-May-22
85/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$605,000	20-Apr-22
249/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$598,888	02-Mar-22

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: 10 August 2022

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au

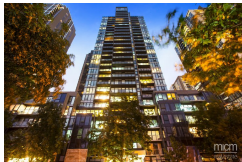


**50/88 WELLS STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$625,000** Sold Date **07-May-22**

Distance **0.49km**



**85/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$605,000** Sold Date **20-Apr-22**

Distance **0.87km**



**249/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$598,888** Sold Date **02-Mar-22**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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