

## 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

84/20 BANK PLACE MELBOURNE VIC 3000

### 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

\$280,000

&

\$299,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 65/20 BANK PLACE MELBOURNE VIC 3000 | \$282,000 | 04-Jul-24 |
| 95/20 BANK PLACE MELBOURNE VIC 3000 | \$260,000 | 17-Jul-24 |
| 83/20 BANK PLACE MELBOURNE VIC 3000 | \$270,000 | 06-Aug-24 |

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 November 2024

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**65/20 BANK PLACE MELBOURNE  
VIC 3000**

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Sold Price

**\$282,000**

Sold Date

**04-Jul-24**

Distance

**0km****95/20 BANK PLACE MELBOURNE  
VIC 3000**

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Sold Price

**\$260,000**

Sold Date

**17-Jul-24**

Distance

**0km****83/20 BANK PLACE MELBOURNE  
VIC 3000**

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Sold Price

**\$270,000**

Sold Date

**06-Aug-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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