



## 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 1308/38 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)

Single price  or range between \$400,000.00 & \$440,000.00

### Median sale price

Median price \$580,000.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE  
Period - From Dec 2019 to Nov 2020 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
207/38 Bank Street South Melbourne VIC 3205	\$428,000.00	30/10/2020
1303/65 Coventry Street Southbank VIC 3006	\$400,000.00	31/10/2020
1109/180 City Road Southbank VIC 3006	\$427,500.00	4/12/2020

This Statement of Information was prepared on: Wednesday 23rd December 2020