



## 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

903/28 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

\$580,000.00

&

\$620,000.00

### Median sale price

Median price

\$592,500.00

Property type

Unit/Apartment

Suburb

SOUTH MELBOURNE

Period - From

Apr 2022

to

Mar 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 |
|--|--------------|--------------|
| 61/63 DORCAS STREET SOUTH MELBOURNE VIC 3205 | \$600,000.00 | 16/01/2023   |
| 55/63 DORCAS STREET SOUTH MELBOURNE VIC 3205 | \$610,000.00 | 21/10/2022   |
| 46/88 WELLS STREET SOUTHBANK VIC 3006        | \$620,000.00 | 11/11/2022   |

This Statement of Information was prepared on: Monday 03rd April 2023