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

213/28 Bank Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range between \$675,000			&		\$725,000			
Median sale pi	rice							
Median price	\$535,000	Pro	operty Type	Unit			Suburb	South Melbourne
Period - From	01/07/2020	to	30/09/2020		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	302/38 Bank St SOUTH MELBOURNE 3205	\$730,000	05/06/2020
2	68/63 Dorcas St SOUTH MELBOURNE 3205	\$728,000	29/10/2020
3	208/99 Palmerston Cr SOUTH MELBOURNE 3205	\$695,000	20/07/2020

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 six months.

This Statement of Information was prepared on:

09/11/2020 11:04









Property Type: Unit Agent Comments

Indicative Selling Price \$675,000 - \$725,000 Median Unit Price September quarter 2020: \$535,000

Comparable Properties

and and	302/38 Bank St SOUTH MELBOURNE 3205 (VG) 2	Agent Comments
- haste	Price: \$730,000 Method: Sale Date: 05/06/2020 Property Type: Subdivided Flat - Single OYO Flat	_
	68/63 Dorcas St SOUTH MELBOURNE 3205 (REI) 2 1 2 2 2 2 Price: \$728,000 Method: Private Sale Date: 29/10/2020 Property Type: Apartment	Agent Comments
	208/99 Palmerston Cr SOUTH MELBOURNE 3205 (VG) 2 2 2 - 2 - 2 -	Agent Comments
	Price: \$695,000 Method: Sale Date: 20/07/2020 Property Type: Subdivided Flat - Single OYO Flat	_

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.