

## 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

349 Bank Street South Melbourne VIC 3205

### 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

\$2,550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,682,500

Property type

House

Suburb

South Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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

242 Bank Street South Melbourne VIC 3205	\$2,460,000	02-May-21
48 Bridport Street South Melbourne VIC 3205	\$2,450,000	21-Apr-21

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: 08 October 2021

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**242 Bank Street South Melbourne**  
VIC 3205

Sold Price

**\$2,460,000**

Sold Date

**02-May-21**

 3  2  1

Distance

**0.51km**

**48 Bridport Street South Melbourne**  
VIC 3205

Sold Price

**\$2,450,000**

Sold Date

**21-Apr-21**

 3  2  -

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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