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

15/287 Bank Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/i	underquot	ing		
Range betwee	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$585,000	Pro	operty Type	Unit			Suburb	South Melbourne
Period - From	01/10/2023	to	30/09/2024		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	83/50 Canterbury Rd MIDDLE PARK 3206	\$1,250,000	12/10/2024
2	52/120 Sturt St SOUTHBANK 3006	\$1,250,000	04/09/2024
3	14/3 Seisman PI PORT MELBOURNE 3207	\$1,420,000	09/07/2024

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:

29/10/2024 16:03







Property Type: Townhouse (Single) Agent Comments

Indicative Selling Price \$1,200,000 - \$1,320,000 **Median Unit Price** Year ending September 2024: \$585,000

Comparable Properties



83/50 Canterbury Rd MIDDLE PARK 3206 (REI) Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 12/10/2024 Property Type: Apartment



52/120 Sturt St SOUTHBANK 3006 (REI)

Agent Comments





Price: \$1,250,000 Method: Private Sale Date: 04/09/2024 Property Type: Apartment

14/3 Seisman PI PORT MELBOURNE 3207 (REI)

- 3 **2** 2

Agent Comments



Price: \$1,420,000 Method: Private Sale Date: 09/07/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



propertydata

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