

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 consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$585,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2023 to 30/09/2024 Source 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.

	Address 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

15/287 Bank Street, South Melbourne



3 **2** **1**

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

2 **1** **1**

Price: \$1,250,000

Method: Private Sale

Date: 12/10/2024

Property Type: Apartment



52/120 Sturt St SOUTHBANK 3006 (REI) Agent Comments

3 **2** **1**

Price: \$1,250,000

Method: Private Sale

Date: 04/09/2024

Property Type: Apartment



14/3 Seisman PI PORT MELBOURNE 3207 (REI) Agent Comments

3 **2** **2**

Price: \$1,420,000

Method: Private Sale

Date: 09/07/2024

Property Type: Apartment

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