

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

108/38 Bank Street South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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

508/38 Bank Street South Melbourne VIC 3205	\$435,000	08-Dec-18
115/39 Dorcas Street South Melbourne VIC 3205	\$415,000	15-May-19
212/28 Bank Street South Melbourne VIC 3205	\$416,000	07-May-19

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: 11 September 2019

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**508/38 Bank Street South
Melbourne VIC 3205**

 1  1  1

Sold Price **\$435,000** Sold Date **08-Dec-18**

Distance -



**115/39 Dorcas Street South
Melbourne VIC 3205**

 1  1  1

Sold Price **\$415,000** Sold Date **15-May-19**

Distance **0.11km**



**212/28 Bank Street South
Melbourne VIC 3205**

 1  1  1

Sold Price **\$416,000** Sold Date **07-May-19**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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