

# 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 296 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)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,555,000 Property Type House Suburb South Melbourne

Period - From 01/04/2023 to 30/06/2023 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	24 Henderson St SOUTH MELBOURNE 3205	\$1,400,000	24/05/2023
2	391 Park St SOUTH MELBOURNE 3205	\$1,355,000	03/06/2023
3	200 Napier St SOUTH MELBOURNE 3205	\$1,260,000	13/05/2023

**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: 25/07/2023 09:48



2 1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
June quarter 2023: \$1,555,000

## Comparable Properties



**24 Henderson St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

3 1 -

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 24/05/2023  
**Property Type:** House



**391 Park St SOUTH MELBOURNE 3205 (REI/VG)** **Agent Comments**

1 1 -

**Price:** \$1,355,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)  
**Land Size:** 140 sqm approx



**200 Napier St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

2 2 -

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)

**Account - Cayzer** | P: 03 9699 5999