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	1101/38 Bank Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$700,000	&	\$750,000

Median sale price

Median price \$632,500	Prope	erty Type Uni	t	Suburb	South Melbourne
Period - From 01/07/2023	to 30)/09/2023	Sou	rce 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

Address of comparable property		Price	Date of sale
1	504/97 Palmerston Cr SOUTH MELBOURNE 3205	\$750,000	23/09/2023
2	1903/50 Albert Rd SOUTH MELBOURNE 3205	\$730,000	14/09/2023
3	315/38 Bank St SOUTH MELBOURNE 3205	\$711,500	07/07/2023

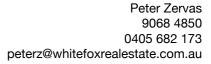
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2023 08:50
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WHITEFOX



Indicative Selling Price \$700,000 - \$750,000 Median Unit Price September quarter 2023: \$632,500



Property Type: Apartment Agent Comments

Comparable Properties



504/97 Palmerston Cr SOUTH MELBOURNE 3205 (REI)

2 **-** 2

Price: \$750,000 **Method:** Private Sale **Date:** 23/09/2023

Property Type: Apartment

Agent Comments



1903/50 Albert Rd SOUTH MELBOURNE 3205

(REI)

— 2

— 2

Price: \$730,000

Date: 14/09/2023 **Property Type:** Apartment

Method: Private Sale

Agent Comments



315/38 Bank St SOUTH MELBOURNE 3205

(REI/VG)

- 2

Price: \$711,500 Method: Private Sale Date: 07/07/2023

Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate | P: 96459699



