

# 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: 1101/38 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 \$700,000 & \$750,000

### Median sale price

Median price: \$632,500  
Property Type: Unit  
Suburb: South Melbourne  
Period - From: 01/07/2023 to 30/09/2023  
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	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 comparable properties 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

1101/38 Bank Street, South Melbourne Vic 3205

WHITEFOX

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

September quarter 2023: \$632,500



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**504/97 Palmerston Cr SOUTH MELBOURNE 3205 (REI)**

Agent Comments

 2  2  2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 23/09/2023

**Property Type:** Apartment



**1903/50 Albert Rd SOUTH MELBOURNE 3205 (REI)**

Agent Comments

 2  2  1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** Apartment



**315/38 Bank St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$711,500

**Method:** Private Sale

**Date:** 07/07/2023

**Property Type:** Apartment

Account - Whitefox Real Estate | P: 96459699



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