

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

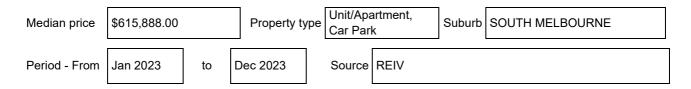
Property offered for sale

Address Including suburb and postcode 608/38 Bank Street, South Melbourne, 3205

Indicative selling price

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

Median sale price



Comparable property sales

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
1112/28 Bank St SOUTH MELBOURNE 3205	\$465,000.00	20/12/2023
203/99 Whiteman St SOUTHBANK 3006	\$431,288.00	22/01/2024
45/39 Dorcas St SOUTH MELBOURNE 3205	\$420,000.00	4/01/2024

This Statement of Information was prepared on: Thursday 01st February 2024

