

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

708/28 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

117/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$650,000	22-Mar-24
1002/28 BANK STREET SOUTH MELBOURNE VIC 3205	\$625,000	17-Dec-23
117/88 PARK STREET SOUTH MELBOURNE VIC 3205	\$635,000	02-Nov-23

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.~~

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**117/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

^{RS} **\$650,000**

Sold Date **22-Mar-24**

Distance **0.93km**



**1002/28 BANK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price

\$625,000

Sold Date **17-Dec-23**

Distance **0.03km**



**117/88 PARK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price

\$635,000

Sold Date **02-Nov-23**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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