

## 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

18-20 BANK PLACE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$299,000

&

\$328,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

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

513/471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$310,000	10-Nov-23
110/441 LONSDALE STREET MELBOURNE VIC 3000	\$320,000	24-Apr-24
2603/7 KATHERINE PLACE MELBOURNE VIC 3000	\$305,000	08-Mar-24

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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**513/471 LITTLE BOURKE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$310,000**

Sold Date **10-Nov-23**

Distance **0.24km**



**110/441 LONSDALE STREET  
MELBOURNE VIC 3000**

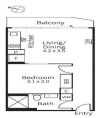
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Sold Price

<sup>RS</sup> **\$320,000**

Sold Date **24-Apr-24**

Distance **0.36km**



**2603/7 KATHERINE PLACE  
MELBOURNE VIC 3000**

1 1 -

Sold Price

<sup>RS</sup> **\$305,000**

Sold Date **08-Mar-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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