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	415/38 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	$625,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Jul 2020	to	30 Jun 2021	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.

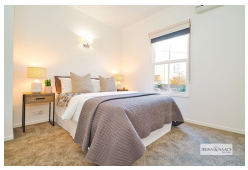
Address of comparable property	Price	Date of sale
2/102 Coventry Street Southbank VIC 3006	$690,000	07-Jun-21
6/100 Dodds Street Southbank VIC 3006	$670,000	24-Feb-21
5/85 Dodds Street Southbank VIC 3006	$660,000	13-Mar-21

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.~~

This Statement of Information was prepared on: 13 July 2021

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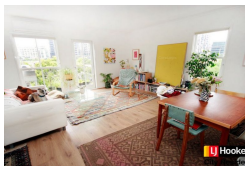


2/102 Coventry Street Southbank VIC 3006

2 1 1

Sold Price RS **$690,000** Sold Date **07-Jun-21**

Distance **0.29km**



6/100 Dodds Street Southbank VIC 3006

2 1 1

Sold Price **$670,000** Sold Date **24-Feb-21**

Distance **0.42km**



5/85 Dodds Street Southbank VIC 3006

2 1 1

Sold Price **$660,000** Sold Date **13-Mar-21**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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