

### 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	314 Bank Street, South Melbourne Vic 3205
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$950,000	&	\$1,045,000

#### Median sale price

Median price	\$1,732,000	Hou	ıse	Х	Unit			Suburb	South Melbourne
Period - From	01/04/2017	to	30/	06/2017		Source	REIV		

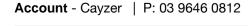
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	84 Raglan St PORT MELBOURNE 3207	\$1,030,000	29/07/2017
2	4 Law St SOUTH MELBOURNE 3205	\$1,030,000	01/07/2017
3	318 Dorcas St SOUTH MELBOURNE 3205	\$965,000	19/08/2017

#### 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.







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Rooms:

Property Type: House **Agent Comments** 

**Indicative Selling Price** \$950,000 - \$1,045,000 **Median House Price** June guarter 2017: \$1,732,000

## Comparable Properties

84 Ragian St PORT MELBOURNE 3207 (REI)

**-**2





Price: \$1,030,000 Method: Auction Sale Date: 29/07/2017

Rooms: -

Property Type: House (Res) Land Size: 130 sqm approx Agent Comments

4 Law St SOUTH MELBOURNE 3205 (REI)







Price: \$1,030,000 Method: Auction Sale Date: 01/07/2017

Rooms: 4

Property Type: House (Res)

**Agent Comments** 

318 Dorcas St SOUTH MELBOURNE 3205

(REI)







Price: \$965,000 Method: Auction Sale Date: 19/08/2017

Rooms: -

Property Type: House (Res) Land Size: 127 sqm approx

**Agent Comments** 

Account - Cayzer | P: 03 9646 0812





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