

## 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 911/38 Bank Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$745,000

#### Median sale price

Median price \$582,500 House Unit X Suburb South Melbourne

Period - From 01/07/2017 to 30/09/2017 Source REIV

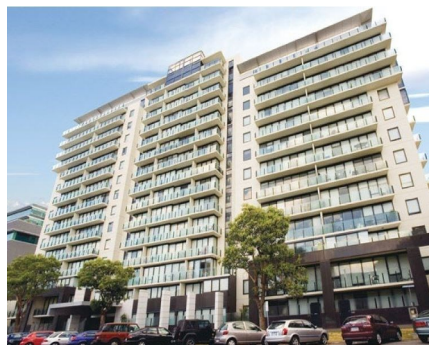
#### Comparable property sales (\*Delete A or B below as applicable)

**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.

	Address of comparable property	Price	Date of sale
1	1111/38 Bank St SOUTH MELBOURNE 3205	\$810,000	16/12/2017
2	145/418 St Kilda Rd MELBOURNE 3004	\$810,000	28/12/2017
3	32/63 Dorcas St SOUTH MELBOURNE 3205	\$783,000	12/11/2017

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.



3   2   2

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$745,000  
**Median Unit Price**  
 September quarter 2017: \$582,500

## Comparable Properties



**1111/38 Bank St SOUTH MELBOURNE 3205 (REI)**   [Agent Comments](#)

3   2   2

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 2  
**Property Type:** Apartment



**145/418 St Kilda Rd MELBOURNE 3004 (REI)**   [Agent Comments](#)

3   2   1

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 28/12/2017  
**Rooms:** 5  
**Property Type:** Apartment



**32/63 Dorcas St SOUTH MELBOURNE 3205 (REI)**   [Agent Comments](#)

3   2   2

**Price:** \$783,000  
**Method:** Private Sale  
**Date:** 12/11/2017  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 111 sqm approx