

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

196a Bank Street, South Melbourne Vic 3205

Indicative selling price

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

Single Price

\$775,000

Median sale price

Median price

\$660,000

House

Unit

X

Suburb

South Melbourne

Period - From

01/04/2018

to

30/06/2018

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	192a Bank St SOUTH MELBOURNE 3205	\$912,000	16/06/2018
2	190 Bank St SOUTH MELBOURNE 3205	\$875,000	01/09/2018
3	9/352 Albert Rd SOUTH MELBOURNE 3205	\$885,000	25/05/2018

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.



 2  1

Rooms: 4
Property Type: Apartment
Land Size: 73 sqm approx
Agent Comments

Indicative Selling Price
\$775,000
Median Unit Price
June quarter 2018: \$660,000

Comparable Properties



192a Bank St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

 3  1

Price: \$912,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 5
Property Type: Apartment



190 Bank St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

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Price: \$875,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 5
Property Type: Apartment



9/352 Albert Rd SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

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Price: \$885,000
Method: Private Sale
Date: 25/05/2018
Rooms: 3
Property Type: Apartment