

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 610/28 Bank Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$630,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2020 to 30/09/2021 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	113/83 Whiteman St SOUTHBANK 3006	\$860,000	23/07/2021
2	251/173 City Rd SOUTHBANK 3006	\$857,500	28/05/2021
3	1401/151 City Rd SOUTHBANK 3006	\$855,000	03/05/2021

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.~~

This Statement of Information was prepared on: 26/10/2021 10:00



 3  2  2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 3764 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
Year ending September 2021: \$630,000

Comparable Properties



113/83 Whiteman St SOUTHBANK 3006 (REI) [Agent Comments](#)

 3  2  2

Price: \$860,000
Method: Expression of Interest
Date: 23/07/2021
Property Type: Apartment



251/173 City Rd SOUTHBANK 3006 (REI) [Agent Comments](#)

 3  2  2

Price: \$857,500
Method: Private Sale
Date: 28/05/2021
Property Type: Apartment



1401/151 City Rd SOUTHBANK 3006 (REI) [Agent Comments](#)

 3  2  2

Price: \$855,000
Method: Private Sale
Date: 03/05/2021
Property Type: Apartment

Account - Cayzer | P: 03 9646 0812