

## 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

1015/38 Bank Street, South Melbourne, 3205

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between  &

**Median sale price**

Median price  Property type  Suburb

Period - From  to  Source

**Comparable property sales**

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
202/21 Thistlethwaite St SOUTH MELBOURNE 3205	\$750,000.00	27/03/2024
4/66 Montague St SOUTH MELBOURNE 3205	\$825,000.00	16/07/2024
506/400 St Kilda Rd MELBOURNE 3004	\$780,000.00	28/06/2024

This Statement of Information was prepared on: