

## 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

204/20 Bank Place Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$219,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

504/18-20 Bank Place Melbourne VIC 3000	\$216,000	30-Aug-21
1513/60 Market Street Melbourne VIC 3000	\$220,000	25-Aug-21
806/39 Queen Street Melbourne VIC 3000	\$242,000	24-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 18 October 2021



**504/18-20 Bank Place Melbourne  
VIC 3000**

Sold Price

<sup>RS</sup> **\$216,000** Sold Date **30-Aug-21**

 1  1  -

Distance -



**1513/60 Market Street Melbourne  
VIC 3000**

Sold Price

**\$220,000** Sold Date **25-Aug-21**

 1  1  -

Distance **0.15km**



**806/39 Queen Street Melbourne  
VIC 3000**

Sold Price

**\$242,000** Sold Date **24-Jun-21**

 1  1  -

Distance **0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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