

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

84/20 BANK PLACE MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$290,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

65/20 BANK PLACE MELBOURNE VIC 3000	\$282,000	04-Jul-24
95/20 BANK PLACE MELBOURNE VIC 3000	\$260,000	17-Jul-24
83/20 BANK PLACE MELBOURNE VIC 3000	\$270,000	06-Aug-24

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 November 2024

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**65/20 BANK PLACE MELBOURNE
VIC 3000**

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Sold Price

\$282,000

Sold Date

04-Jul-24

Distance

0km**95/20 BANK PLACE MELBOURNE
VIC 3000**

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Sold Price

\$260,000

Sold Date

17-Jul-24

Distance

0km**83/20 BANK PLACE MELBOURNE
VIC 3000**

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Sold Price

\$270,000

Sold Date

06-Aug-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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