



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

2112/50 Albert Road, South Melbourne, 3205

Indicative selling price

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

Single price

or range between

\$690,000.00

&

\$710,000.00

Median sale price

Median price

\$600,000.00

Property type

Unit/Apartment

Suburb

SOUTH MELBOURNE

Period - From

Apr 2023

to

Dec 2024

Source

Corelogic

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 |
|---|--------------|--------------|
| 710/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205 | \$706,000.00 | 24/02/2024 |
| 1104/39 COVENTRY STREET SOUTHBANK VIC 3006 | \$707,500.00 | 30/11/2023 |
| 219/100 KAVANAGH STREET SOUTHBANK VIC 3006 | \$690,000.00 | 4/12/2023 |

This Statement of Information was prepared on: Tuesday 30th April 2024