

## 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

2406/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205

### 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

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

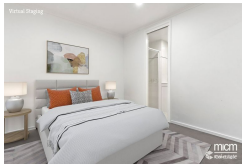
Date of sale

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 16/63 DORCAS STREET SOUTH MELBOURNE VIC 3205 | \$571,100 | 26-Sep-22 |
| 305/39 PARK STREET SOUTH MELBOURNE VIC 3205  | \$570,000 | 07-Oct-22 |
|                                              |           |           |

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: 10 October 2022


**16/63 DORCAS STREET SOUTH  
MELBOURNE VIC 3205**
 2  2  1

Sold Price

<sup>RS</sup> **\$571,100** <sup>UN</sup>

Sold Date **26-Sep-22**

Distance **0.38km**

**305/39 PARK STREET SOUTH  
MELBOURNE VIC 3205**
 2  2  1

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date **07-Oct-22**

Distance **0.18km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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