

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

2307/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$592,500

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2022

to

30/09/2022

Source

REIV

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 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
1	808/38 Bank St SOUTH MELBOURNE 3205	\$420,000	09/12/2022
2	46/69 Dorcas St SOUTH MELBOURNE 3205	\$420,000	02/09/2022
3	1202/38 Albert Rd SOUTH MELBOURNE 3205	\$411,000	28/10/2022

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 six months.~~

This Statement of Information was prepared on:

12/12/2022 13:03



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

September quarter 2022: \$592,500

Comparable Properties



808/38 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1
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Price: \$420,000

Method: Private Sale

Date: 09/12/2022

Property Type: Apartment



46/69 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

1
 1
 1

Price: \$420,000

Method: Private Sale

Date: 02/09/2022

Property Type: Unit



1202/38 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

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 1

Price: \$411,000

Method: Private Sale

Date: 28/10/2022

Rooms: 3

Property Type: Apartment