

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

2002/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205

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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2023

to

31 May 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

1807/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$400,000	23-Apr-24
45/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$420,000	04-Jan-24
1714/8 DORCAS STREET SOUTHBANK VIC 3006	\$438,000	11-May-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: 05 June 2024



**1807/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price

^{RS} **\$400,000**

Sold Date **23-Apr-24**

Distance **0.03km**



**45/39 DORCAS STREET SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price

\$420,000

Sold Date **04-Jan-24**

Distance **0.37km**



**1714/8 DORCAS STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price

^{RS} **\$438,000**

Sold Date **11-May-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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