

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

1007/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$475,000 & \$495,000

Median sale price

Median price \$630,000 Property Type Unit Suburb South Melbourne

Period - From 19/03/2023 to 18/03/2024 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	601/320 St Kilda Rd SOUTHBANK 3006	\$491,000	18/12/2023
2	607/25 Coventry St SOUTHBANK 3006	\$490,000	14/02/2024
3	1707/38 Albert Rd SOUTH MELBOURNE 3205	\$480,000	18/10/2023

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: 19/03/2024 10:33



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000 - \$495,000

Median Unit Price

19/03/2023 - 18/03/2024: \$630,000

Comparable Properties



601/320 St Kilda Rd **SOUTHBANK 3006**
(REI/VG)

Agent Comments

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Price: \$491,000

Method: Private Sale

Date: 18/12/2023

Property Type: Apartment



607/25 Coventry St **SOUTHBANK 3006 (REI)**

Agent Comments

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Price: \$490,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



1707/38 Albert Rd **SOUTH MELBOURNE 3205**
(REI/VG)

Agent Comments

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Price: \$480,000

Method: Private Sale

Date: 18/10/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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