

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

2603/38 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

\$688,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,621,500

Property type

House

Suburb

South Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

2112/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$690,000	14-Jun-24
3304/241-243 CITY ROAD SOUTHBANK VIC 3006	\$695,000	20-Apr-24
805/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$661,000	25-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: 01 October 2024



**2112/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$690,000** Sold Date **14-Jun-24**

Distance **0.04km**



**3304/241-243 CITY ROAD
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$695,000** Sold Date **20-Apr-24**

Distance **1.28km**



**805/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  -

Sold Price **\$661,000** Sold Date **25-May-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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