

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

1309/2-14 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,100

Property type

Unit

Suburb

South Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

329/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205	\$610,000	23-Aug-22
45/69 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$680,000	05-Mar-22
15/69 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$627,000	14-May-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 February 2023



329/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price

\$610,000

Sold Date **23-Aug-22**

Distance

1.18km



45/69 DORCAS STREET SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price

\$680,000

Sold Date **05-Mar-22**

Distance

0.32km



15/69 DORCAS STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price

\$627,000

Sold Date **14-May-22**

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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