

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

2003/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$608,900

Property Type

Unit

Suburb

South Melbourne

Period - From

01/04/2020

to

30/06/2020

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.

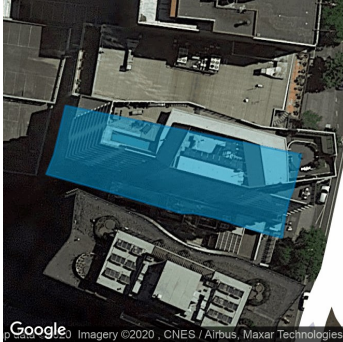
	Address of comparable property	Price	Date of sale
1	2301/38 Albert Rd SOUTH MELBOURNE 3205	\$538,500	01/02/2020
2	7/19 Boundary St PORT MELBOURNE 3207	\$520,000	06/07/2020
3	48/100 Kavanagh St SOUTHBANK 3006	\$492,000	17/07/2020

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:

30/07/2020 21:53



Property Type: Apartment

Agent Comments

Comparable Properties

2301/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$538,500

Method: Auction Sale

Date: 01/02/2020

Property Type: Apartment



7/19 Boundary St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 06/07/2020

Rooms: 2

Property Type: Apartment



48/100 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$492,000

Method: Private Sale

Date: 17/07/2020

Property Type: Apartment