

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

1714/50 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2020

to

30 Nov 2021

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

1101/50 Albert Road South Melbourne VIC 3205	\$450,000	13-Sep-21
2301/50 Albert Road South Melbourne VIC 3205	\$448,280	15-Nov-21

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: 21 December 2021



**1101/50 Albert Road South
Melbourne VIC 3205**

 2  1  1

Sold Price **\$450,000** Sold Date **13-Sep-21**

Distance -



**2301/50 Albert Road South
Melbourne VIC 3205**

 2  1  1

Sold Price ^{RS} **\$448,280** ^{UN} Sold Date **15-Nov-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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