

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

2001/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$783,000

House

Unit

X

Suburb

South Melbourne

Period - From

01/10/2017

to

31/12/2017

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	133/79 Whiteman St SOUTHBANK 3006	\$613,500	26/01/2018
2	256/22 Kavanagh St SOUTHBANK 3006	\$567,500	28/11/2017
3	1108/9 Power St SOUTHBANK 3006	\$550,000	21/10/2017

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



133/79 Whiteman St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$613,500

Method: Private Sale

Date: 26/01/2018

Rooms: -

Property Type: Apartment



256/22 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$567,500

Method: Private Sale

Date: 28/11/2017

Rooms: -

Property Type: Apartment



1108/9 Power St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$550,000

Method: Sold Before Auction

Date: 21/10/2017

Rooms: 4

Property Type: Apartment