

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

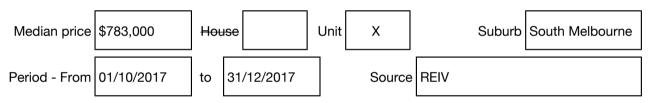
2001/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price \$559,000

Median sale price



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.

Account - Holly Prestige Property | P: 9670 7270 | F: 9600 1531

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Susan Holly 9670 7270 0402 208 798 susan@hollyproperty.com.au

Indicative Selling Price \$559,000 Median Unit Price December quarter 2017: \$783,000

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

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

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