

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

1008/38 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2021

to

31 Mar 2022

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

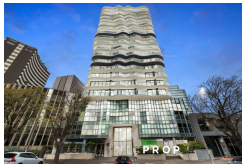
Date of sale

1202/35 ALBERT ROAD MELBOURNE VIC 3004	\$675,000	15-Mar-22
302/39 PARK STREET SOUTH MELBOURNE VIC 3205	\$679,000	10-Mar-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: 27 April 2022



**1202/35 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price

^{RS}

\$675,000

Sold Date

15-Mar-22

Distance

-



**302/39 PARK STREET SOUTH
MELBOURNE VIC 3205**

2 2 1

Sold Price

\$679,000

Sold Date

10-Mar-22

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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