

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

2203/38 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2019

to

30 Nov 2020

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

511/35 Albert Road Melbourne VIC 3004	\$570,000	30-Oct-20
605/338 Kings Way South Melbourne VIC 3205	\$505,000	15-Oct-20
1212/52 Park Street South Melbourne VIC 3205	\$490,000	15-Jul-20

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: 17 December 2020

Ruomei Wang
P 03 9804 5551
M 0400 500 903
E sales@ire.com.au



511/35 Albert Road Melbourne VIC 3004

Sold Price

^{RS} **\$570,000** Sold Date **30-Oct-20**

 2  1  1

Distance **0.15km**



605/338 Kings Way South Melbourne VIC 3205

Sold Price

\$505,000 Sold Date **15-Oct-20**

 2  1  1

Distance **0.18km**



1212/52 Park Street South Melbourne VIC 3205

Sold Price

\$490,000 Sold Date **15-Jul-20**

 2  1  1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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