

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

1605/50 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

or range
between

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,722

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1008/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	690000	27-May-22
1212/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	682000	01-Oct-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16 November 2022



**1008/38 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price

690000 Sold Date **27-May-22**

Distance **0.03km**



**1212/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price

^{RS} **682000** Sold Date **01-Oct-22**

Distance **-**

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

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