

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

1007/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$350,000

&

\$360,000

Median sale price

Median price \$682,500

Property Type Unit

Suburb South Melbourne

Period - From 01/04/2019

to 30/06/2019

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	1907/38 Albert Rd SOUTH MELBOURNE 3205	\$453,000	09/04/2019
2	1513/50 Albert Rd SOUTH MELBOURNE 3205	\$360,000	12/04/2019
3	1502/50 Albert Rd SOUTH MELBOURNE 3205	\$359,000	06/07/2019

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.~~

This Statement of Information was prepared on:

07/10/2019 11:50

1007/50 Albert Road, South Melbourne Vic 3205



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$360,000
Median Unit Price
June quarter 2019: \$682,500

Comparable Properties

1907/38 Albert Rd SOUTH MELBOURNE 3205 (VG) **Agent Comments**



Price: \$453,000
Method: Sale
Date: 09/04/2019
Property Type: Flat/Unit/Apartment (Res)

1513/50 Albert Rd SOUTH MELBOURNE 3205 (VG) **Agent Comments**



Price: \$360,000
Method: Sale
Date: 12/04/2019
Property Type: Flat/Unit/Apartment (Res)



1502/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**



Price: \$359,000
Method: Private Sale
Date: 06/07/2019
Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800