

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

1412/50 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

\$739,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,100

Property type

Unit

Suburb

South Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

910/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$726,000	19-Oct-22
1212/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$682,000	01-Oct-22
2710/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$780,000	09-Jun-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: 06 February 2023



**910/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 3  2  1

Sold Price **\$726,000** Sold Date **19-Oct-22**

Distance **0km**



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

 2  2  1

Sold Price **\$682,000** Sold Date **01-Oct-22**

Distance **0km**



**2710/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  2

Sold Price **\$780,000** Sold Date **09-Jun-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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