

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 4C/18 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$585,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2023 to 30/09/2024 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	7306/70 Southbank Blvd SOUTHBANK 3006	\$1,350,000	22/10/2024
2	707/400 St Kilda Rd MELBOURNE 3004	\$1,300,000	30/07/2024
3	2106/70 Dorcas St SOUTHBANK 3006	\$1,312,000	23/07/2024

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: 04/11/2024 09:51



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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

Year ending September 2024: \$585,000



3 2 2

Property Type: Apartment

Land Size: 138 sqm approx

Agent Comments

Comparable Properties



7306/70 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 22/10/2024

Property Type: Apartment



707/400 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Private Sale

Date: 30/07/2024

Property Type: Apartment



2106/70 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments

3 3 4

Price: \$1,312,000

Method: Private Sale

Date: 23/07/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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