

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

2301/50 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

1101/50 Albert Road South Melbourne VIC 3205	\$450,000	18-Sep-21
809/338 Kings Way South Melbourne VIC 3205	\$450,000	13-Jul-21
1112/52 Park Street South Melbourne VIC 3205	\$520,000	13-Jun-21

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: 13 November 2021



**1101/50 Albert Road South
Melbourne VIC 3205**

 2  1  1

Sold Price

^{RS} **\$450,000**

Sold Date

18-Sep-21

Distance

-



**809/338 Kings Way South
Melbourne VIC 3205**

 2  1  1

Sold Price

\$450,000

Sold Date

13-Jul-21

Distance

0.15km



**1112/52 Park Street South
Melbourne VIC 3205**

 2  1  1

Sold Price

\$520,000

Sold Date

13-Jun-21

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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