

## 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

1606/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$55,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

403/39 PARK STREET SOUTH MELBOURNE VIC 3205	\$577,500	24-Dec-23
304/70 DORCAS STREET SOUTHBANK VIC 3006	\$572,000	02-Apr-24
102/442 ST KILDA ROAD MELBOURNE VIC 3004	\$590,000	17-Aug-23

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 April 2024



**403/39 PARK STREET SOUTH  
MELBOURNE VIC 3205**

2 2 1

Sold Price **\$577,500** Sold Date **24-Dec-23**

Distance **0.18km**



**304/70 DORCAS STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price <sup>RS</sup> **\$572,000** Sold Date **02-Apr-24**

Distance **0.49km**



**102/442 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$590,000** Sold Date **17-Aug-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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