

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

4D/18 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2021

to

31 Mar 2022

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

510/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,210,000	06-Dec-21
1/182 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$1,230,000	25-Nov-21
602/21 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205	\$1,236,000	20-Jan-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: 27 April 2022

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510/499 ST KILDA ROAD
MELBOURNE VIC 3004

3 2 1

Sold Price **\$1,210,000** Sold Date **06-Dec-21**

Distance **1.32km**



1/182 ALBERT ROAD SOUTH
MELBOURNE VIC 3205

3 2 2

Sold Price **\$1,230,000** Sold Date **25-Nov-21**

Distance **0.51km**



602/21 THISTLETHWAITE STREET
SOUTH MELBOURNE VIC 3205

3 - -

Sold Price **\$1,236,000** Sold Date **20-Jan-22**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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