

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

12/182 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$480,000 & \$500,000

Median sale price

Median price \$610,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2022 to 31/12/2022 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	2011/63 Whiteman St SOUTHBANK 3006	\$490,000	02/12/2022
2	2903/180 City Rd SOUTHBANK 3006	\$488,000	10/09/2022
3	304/35 Albert Rd MELBOURNE 3004	\$480,000	15/11/2022

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:

09/02/2023 13:41

Cherry Langley
(03) 9645 9699
0429123443

cherry@whitefoxrealestate.com.au

Indicative Selling Price

\$480,000 - \$500,000

Median Unit Price

Year ending December 2022: \$610,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



2011/63 Whiteman St SOUTHBANK 3006 (REI) **Agent Comments**

 1  1  1

Price: \$490,000

Method: Private Sale

Date: 02/12/2022

Property Type: Apartment



2903/180 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**

 1  1  1

Price: \$488,000

Method: Private Sale

Date: 10/09/2022

Property Type: Apartment



304/35 Albert Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

 1  1  1

Price: \$480,000

Method: Private Sale

Date: 15/11/2022

Property Type: Apartment