

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

1401/2-14 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

\$2,490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 May 2023

to

30 Apr 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

1807/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$1,580,000	08-Sep-23
1507/1-3 QUEENS ROAD MELBOURNE VIC 3004	\$1,625,000	09-Dec-23
701/250 ST KILDA ROAD SOUTHBANK VIC 3006	\$2,500,000	07-Dec-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: 05 May 2024



**1807/41 BANK STREET SOUTH
MELBOURNE VIC 3205**

3 2 2

Sold Price **\$1,580,000** Sold Date **08-Sep-23**

Distance **0.21km**



**1507/1-3 QUEENS ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,625,000** Sold Date **09-Dec-23**

Distance **0.42km**



**701/250 ST KILDA ROAD
SOUTHBANK VIC 3006**

3 2 2

Sold Price **\$2,500,000** Sold Date **07-Dec-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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