

## 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

1801/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205

### Indicative selling price

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

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,999

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 619/39 COVENTRY STREET SOUTHBANK VIC 3006  | \$480,000 | 21-Sep-23 |
| 2002/39 COVENTRY STREET SOUTHBANK VIC 3006 | \$510,000 | 13-Jun-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: 06 November 2023



**619/39 COVENTRY STREET  
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**21-Sep-23**

Distance

**0.53km**



**2002/39 COVENTRY STREET  
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

**\$510,000**

Sold Date

**13-Jun-23**

Distance

**0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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