

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 1410/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$632,000

House

Unit

X

Suburb

South Melbourne

Period - From 01/01/2018

to

31/12/2018

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	116/416a St Kilda Rd MELBOURNE 3004	\$660,000	15/12/2018
2	8/23 Queens Rd MELBOURNE 3004	\$660,000	08/12/2018
3	93/1 Riverside Quay SOUTHBANK 3006	\$650,000	27/11/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



116/416a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 15/12/2018

Rooms: 3

Property Type: Apartment



8/23 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$660,000

Method: Auction Sale

Date: 08/12/2018

Rooms: 3

Property Type: Apartment

Land Size: 163 sqm approx



93/1 Riverside Quay SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 27/11/2018

Rooms: -

Property Type: Apartment