

## 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

1702/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

901/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$441,000	25-Sep-24
2208/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$440,000	16-Dec-24
1002/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$415,000	17-Sep-24

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: 11 February 2025

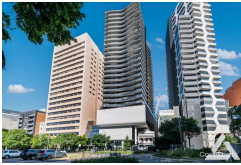


**901/50 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$441,000** Sold Date **25-Sep-24**

Distance **0km**

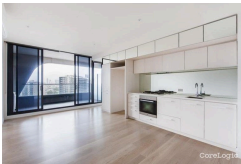


**2208/50 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

1 1 1

Sold Price <sup>RS</sup> **\$440,000** <sup>UN</sup> Sold Date **16-Dec-24**

Distance **0km**



**1002/38 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$415,000** Sold Date **17-Sep-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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