

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 1703/50 Albert Road, South Melbourne, VIC 3205

Indicative selling price

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

Price Range \$695,000 & \$710,000

Median sale price

Median price \$484,000 Property Type Apartment Suburb Melbourne (3004)
Period - From 16/05/2020 to 16/05/2021 Source www.propertydata.com.au

Comparable property sales

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
2603/50 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$775,000	02/11/2015
1810/50 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$716,000	19/06/2016
1310/50 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$720,000	19/01/2016

This Statement of Information was prepared on: 16/05/2021