

## 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

2603/38 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

\$749,000

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 Sep 2022

to

31 Aug 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

405/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$765,000	01-Jun-23
905/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$770,000	07-Aug-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: 20 September 2023



**first  
national**  
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**405/41 BANK STREET SOUTH  
MELBOURNE VIC 3205**

2 2 1

Sold Price **\$765,000** Sold Date **01-Jun-23**

Distance **0.29km**



**905/41 BANK STREET SOUTH  
MELBOURNE VIC 3205**

2 2 1

Sold Price **\$770,000** Sold Date **07-Aug-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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