

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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	1601/38 Albert Road, South Melbourne Vic 3205
Including suburb and postcode	
posicode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
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#### Median sale price

Median price	\$630,000	Hou	ıse	Unit	Х		Suburb	South Melbourne
Period - From	01/07/2018	to	30/09/2018		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	T305/348 St Kilda Rd MELBOURNE 3004	\$550,000	12/09/2018
2	414/35 Albert Rd MELBOURNE 3004	\$520,000	14/08/2018
3	701/38 Albert Rd SOUTH MELBOURNE 3205		18/06/2018

#### 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.

**Account** - Cayzer | P: 03 9646 0812





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Rooms:

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2018: \$630,000

### Comparable Properties



T305/348 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

Price: \$550,000 Method: Private Sale Date: 12/09/2018

Rooms: -

**-**2

Property Type: Apartment



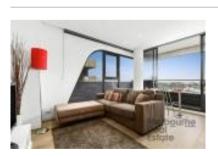
414/35 Albert Rd MELBOURNE 3004 (REI)

**1=** 2 **1=** 2 **1 2 1=** 2 **1=** 2

Price: \$520,000 Method: Private Sale Date: 14/08/2018

Rooms: 3

Property Type: Apartment



701/38 Albert Rd SOUTH MELBOURNE 3205

(REI)

**-**2

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**=** 1

Price:

Method: Private Sale Date: 18/06/2018

Rooms: 3

Property Type: Apartment

Account - Cayzer | P: 03 9646 0812





Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.