

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 2/352 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$590,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2022 to 30/06/2023 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	12a/58 Queens Rd MELBOURNE 3004	\$690,000	23/04/2023
2	8/64 Victoria Av ALBERT PARK 3206	\$675,000	02/03/2023
3	121 Park St SOUTH MELBOURNE 3205	\$650,000	10/03/2023

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.~~

This Statement of Information was prepared on: 17/07/2023 14:25

2/352 ALBERT ROAD, SOUTH MELBOURNE



2 1 0

Property Type: Apartment
Land Size: 78 sqm approx
Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 Year ending June 2023: \$590,000

Comparable Properties



12a/58 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

Price: \$690,000
Method: Sale
Date: 23/04/2023
Property Type: Strata Flat - Single OYO Flat



8/64 Victoria Av ALBERT PARK 3206 (REI/VG)

Agent Comments

1 1 -

Price: \$675,000
Method: Private Sale
Date: 02/03/2023
Property Type: Unit



121 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 10/03/2023
Rooms: 3
Property Type: Studio Apartment

Account - Cayzer | P: 03 9699 5999



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