

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

406/2-14 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$650,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2020 to 31/03/2020 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	1902/1 Freshwater PI SOUTHBANK 3006	\$650,000	20/01/2020
2	512/582 St Kilda Rd MELBOURNE 3004	\$596,000	07/12/2019
3	201/97 Palmerston Cr SOUTH MELBOURNE 3205	\$557,000	08/02/2020

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: 18/06/2020



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2020: \$650,000

Comparable Properties



1902/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 20/01/2020
Property Type: Apartment
Land Size: 18221 sqm approx



512/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$596,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Apartment



201/97 Palmerston Cr SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$557,000
Method: Auction Sale
Date: 08/02/2020
Property Type: Apartment