

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

1601/38 Albert Road South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

2003/38 Albert Road South Melbourne VIC 3205	\$510,000	08-Oct-20
1020/35 Albert Road Melbourne VIC 3004	\$422,000	31-Jul-20
904/38 Albert Road South Melbourne VIC 3205	\$489,000	30-Jul-20

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: 06 November 2020

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2003/38 Albert Road South Melbourne VIC 3205

1 1 1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **08-Oct-20**

Distance -



1020/35 Albert Road Melbourne VIC 3004

1 1 1

Sold Price **\$422,000** Sold Date **31-Jul-20**

Distance **0.14km**



904/38 Albert Road South Melbourne VIC 3205

2 2 -

Sold Price **\$489,000** Sold Date **30-Jul-20**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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