

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 1504/38 Albert Road Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$590,000 & \$645,000

Median sale price

Median price \$600,000 Property Type Unit Suburb South Melbourne

Period - From 08/11/2023 to 07/11/2024 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	803/85 Market St SOUTH MELBOURNE 3205	\$610,000	22/10/2024
2	1207/338 Kings Way SOUTH MELBOURNE 3205	\$605,000	18/10/2024
3	2005/63 Whiteman St SOUTHBANK 3006	\$621,888	07/08/2024

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: 08/11/2024 14:31



2
 2
 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$590,000 - \$645,000

Median Unit Price

08/11/2023 - 07/11/2024: \$600,000

Comparable Properties



803/85 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2
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Price: \$610,000

Method: Private Sale

Date: 22/10/2024

Property Type: Unit



1207/338 Kings Way SOUTH MELBOURNE 3205 (REI)

Agent Comments

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 2
 1

Price: \$605,000

Method: Private Sale

Date: 18/10/2024

Property Type: Apartment



2005/63 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 2
 1

Price: \$621,888

Method: Private Sale

Date: 07/08/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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