

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

1212/50 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Sep 2021

to

31 Aug 2022

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

1105/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$655,000	24-Jul-21
1703/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$697,500	02-May-22
1810/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$695,000	06-May-21

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: 08 September 2022



**1105/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$655,000** Sold Date **24-Jul-21**

Distance **0km**



**1703/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$697,500** Sold Date **02-May-22**

Distance **0km**



**1810/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$695,000** Sold Date **06-May-21**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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