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	5C/18 Albert Road, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$640,000	Pro	perty Type Ur	it		Suburb	South Melbourne
Period - From	01/07/2019	to	30/09/2019	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	4505/35 Queens Bridge St SOUTHBANK 3006	\$1,270,000	01/09/2019
2	59/1 Wellington Cr EAST MELBOURNE 3002	\$1,260,000	21/09/2019
3	221 Pickles St PORT MELBOURNE 3207	\$1,235,000	26/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/01/2020 17:40









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median Unit Price** September quarter 2019: \$640,000

Comparable Properties

4505/35 Queens Bridge St SOUTHBANK 3006

(VG)

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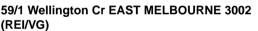


Price: \$1,270,000 Method: Sale

Property Type: Strata Unit/Flat

Agent Comments

Date: 01/09/2019



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Price: \$1,260,000 Method: Auction Sale Date: 21/09/2019 Property Type: Apartment

221 Pickles St PORT MELBOURNE 3207 (REI)

Agent Comments

Agent Comments



Price: \$1,235,000 Method: Auction Sale Date: 26/10/2019 Property Type: House

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