

# 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

5C/18 Albert Road, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb South Melbourne

Period - From 01/07/2019

to

30/09/2019

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	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 comparable properties 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



3   
 2   
 2

**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)** Agent Comments

3   
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**Price:** \$1,270,000

**Method:** Sale

**Date:** 01/09/2019

**Property Type:** Strata Unit/Flat



**59/1 Wellington Cr EAST MELBOURNE 3002 (REI/VG)** Agent Comments

3   
 2   
 2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** Apartment

**221 Pickles St PORT MELBOURNE 3207 (REI)** Agent Comments

3   
 2   
 2

**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House