

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

1001/38 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

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

203/58 STEAD STREET SOUTH MELBOURNE VIC 3205

\$560,000

27-Nov-23

1911/70 DORCAS STREET SOUTHBANK VIC 3006

\$540,000

18-Dec-23

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: 14 February 2024



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national**
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**203/58 STEAD STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price **\$560,000** Sold Date **27-Nov-23**

Distance **0.33km**



**1911/70 DORCAS STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **18-Dec-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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