

RT Edgar

STATEMENT OF INFORMATION

17th October, 2017

Property offered for sale

4/182 Albert Road, South Melbourne, 3205

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$626,500 House Unit X Suburb South Melbourne

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Simon Jones consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 7a/18 Albert Road, South Melbourne, 3205	\$1,250,000	01/05/2017
2 206/15 Queens Road, Melbourne, 3004	\$950,000	02/07/2017
3 305/196 Albert Road, South Melbourne, 3205	\$805,000	03/06/2017