

## 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

1105/50 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

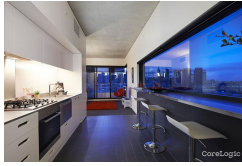
Date of sale

709/65 COVENTRY STREET SOUTHBANK VIC 3006	\$677,000	11-May-24
1808/39 COVENTRY STREET SOUTHBANK VIC 3006	\$670,000	25-Jun-24
209/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$685,000	04-Jun-24

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: 26 August 2024



**709/65 COVENTRY STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$677,000** Sold Date **11-May-24**

Distance **0.52km**

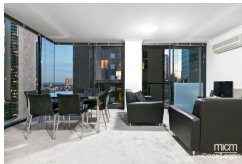


**1808/39 COVENTRY STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price <sup>RS</sup> **\$670,000** <sup>UN</sup> Sold Date **25-Jun-24**

Distance **0.53km**



**209/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$685,000** Sold Date **04-Jun-24**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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