## 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

1308/38 Albert Road, South Melbourne Vic 3205

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$630,000		&		\$660,000			
Median sale p	rice							
Median price	\$622,500	Pro	operty Type	Unit			Suburb	South Melbourne
Period - From	11/07/2023	to	10/07/2024		So	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.

Ade	dress of comparable property	Price	Date of sale
1	1508/38 Albert Rd SOUTH MELBOURNE 3205	\$650,000	11/03/2024
2	1303/35 Albert Rd MELBOURNE 3004	\$641,000	10/04/2024
3	809/41 Bank St SOUTH MELBOURNE 3205	\$640,000	10/05/2024

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:

11/07/2024 09:20









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$630,000 - \$660,000 Median Unit Price 11/07/2023 - 10/07/2024: \$622,500

# **Comparable Properties**





1508/38 Albert Rd SOUTH MELBOURNE 3205 Agent Comments (REI/VG)



Price: \$650,000 Method: Private Sale Date: 11/03/2024 Property Type: Apartment

1303/35 Albert Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$641,000 Method: Private Sale Date: 10/04/2024 Property Type: Apartment



809/41 Bank St SOUTH MELBOURNE 3205 (REI)



Price: \$640,000 Method: Private Sale Date: 10/05/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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Agent Comments