

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

1207/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$610,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

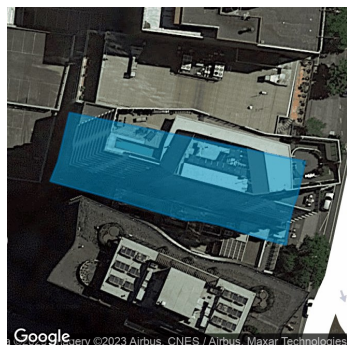
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1503/38 Albert Rd SOUTH MELBOURNE 3205	\$471,655	01/10/2022
2	2501/50 Albert Rd SOUTH MELBOURNE 3205	\$470,000	13/12/2022
3	222/539 St Kilda Rd MELBOURNE 3004	\$465,000	02/12/2022

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: 10/02/2023 10:14



Property Type: Apartment

Agent Comments

Comparable Properties

1503/38 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments



Price: \$471,655

Method: Sale

Date: 01/10/2022

Property Type: Subdivided Flat - Single OYO Flat



2501/50 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 13/12/2022

Property Type: Apartment



222/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 02/12/2022

Property Type: Apartment