

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	1502/50 Albert Road, South Melbourne Vic 3205
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Indicative selling price

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

Single price	\$359,000
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Median sale price

Median price	\$610,000	House		Unit	X	Suburb	South Melbourne
Period - From	01/01/2019	to	31/03/2019	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	1513/50 Albert Rd SOUTH MELBOURNE 3205	\$360,000	12/04/2019
2	1612/22 Dorcas St SOUTHBANK 3006	\$359,000	27/05/2019
3	1913/50 Albert Rd SOUTH MELBOURNE 3205	\$348,000	04/03/2019

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$359,000

Median Unit Price
March quarter 2019: \$610,000

Comparable Properties

1513/50 Albert Rd SOUTH MELBOURNE 3205 (VG) **Agent Comments**

1 - -

Price: \$360,000
Method: Sale
Date: 12/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1612/22 Dorcas St SOUTHBANK 3006 (REI) **Agent Comments**

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Price: \$359,000
Method: Private Sale
Date: 27/05/2019
Rooms: -
Property Type: Apartment



1913/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

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Price: \$348,000
Method: Private Sale
Date: 04/03/2019
Rooms: 2
Property Type: Apartment