

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 2501/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$632,500 Property Type Unit Suburb South Melbourne

Period - From 01/07/2023 to 30/09/2023 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	1702/35 Albert Rd MELBOURNE 3004	\$630,000	21/06/2023
2	1309/2 Albert Rd SOUTH MELBOURNE 3205	\$615,000	23/06/2023
3	1701/38 Albert Rd SOUTH MELBOURNE 3205	\$585,000	23/07/2023

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: 28/11/2023 13:11



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

September quarter 2023: \$632,500

Comparable Properties

1702/35 Albert Rd MELBOURNE 3004 (VG)

Agent Comments

2
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Price: \$630,000

Method: Sale

Date: 21/06/2023

Property Type: Subdivided Flat - Single OYO Flat

1309/2 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

2
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Price: \$615,000

Method: Sale

Date: 23/06/2023

Property Type: Subdivided Flat - Single OYO Flat



1701/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2
 1
 1

Price: \$585,000

Method: Private Sale

Date: 23/07/2023

Property Type: Apartment

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



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