

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 904/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price \$489,000

Median sale price

Median price \$650,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2020 to 31/03/2020 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	88/38 Kavanagh St SOUTHBANK 3006	\$490,000	24/04/2020
2	1408/283 City Rd SOUTHBANK 3006	\$482,000	21/01/2020
3	2804/250 City Rd SOUTHBANK 3006	\$478,500	06/05/2020

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: 07/07/2020 14:15

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Indicative Selling Price
\$489,000
Median Unit Price
March quarter 2020: \$650,000



 2  2  0

Rooms: 3
Property Type: House (Res)
Agent Comments

Comparable Properties



88/38 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$490,000
Method: Sale by Tender
Date: 24/04/2020
Property Type: Apartment



1408/283 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$482,000
Method: Private Sale
Date: 21/01/2020
Rooms: 4
Property Type: Apartment



2804/250 City Rd SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$478,500
Method: Private Sale
Date: 06/05/2020
Rooms: 4
Property Type: Apartment