

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

707/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$460,000

&

\$480,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb South Melbourne

Period - From 01/01/2024

to

31/03/2024

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	1707/38 Albert Rd SOUTH MELBOURNE 3205	\$480,000	18/10/2023
2	1507/38 Albert Rd SOUTH MELBOURNE 3205	\$470,000	29/11/2023
3	1108/50 Albert Rd SOUTH MELBOURNE 3205	\$435,000	09/02/2024

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:

15/04/2024 15:14

707/38 Albert Road, South Melbourne Vic 3205

MRE

Jake Hu
0488 028 978
jake@melbournerealestate.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$480,000

Median Unit Price

March quarter 2024: \$625,000

Comparable Properties



1707/38 Albert Rd SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

1 1 1

Price: \$480,000

Method: Private Sale

Date: 18/10/2023

Property Type: Apartment



1507/38 Albert Rd SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 29/11/2023

Property Type: Apartment



1108/50 Albert Rd SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

1 1 1

Price: \$435,000

Method: Private Sale

Date: 09/02/2024

Property Type: Apartment

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



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