

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

1810/50 Albert Road South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

2008/38 Albert Road South Melbourne VIC 3205	\$725,000	24-Mar-21
602/360 St Kilda Road Melbourne VIC 3004	\$655,000	11-Mar-21
106/38 Bank Street South Melbourne VIC 3205	\$660,500	14-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 21 April 2021



**2008/38 Albert Road South
Melbourne VIC 3205**

 2  2  1

Sold Price

^{RS}

\$725,000

Sold Date

24-Mar-21

Distance

0.03km



**602/360 St Kilda Road Melbourne
VIC 3004**

 2  2  1

Sold Price

\$655,000

Sold Date

11-Mar-21

Distance

0.26km



**106/38 Bank Street South
Melbourne VIC 3205**

 2  2  1

Sold Price

^{RS}

\$660,500

Sold Date

14-Apr-21

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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