

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address	2301/38 Albert Road, South Melbourne 3205
Including suburb & postcode	

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$*	or range between	\$520,000	&	\$560,000
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Median sale price

Median price	\$630,000	Property type	Apartment	Suburb	South Melbourne
Period - From	1/10/18	to	30/09/19	Source	REIV

Comparable property sales

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. 1402/22 Dorcas Street, Southbank	\$580,000	30/10/19
2. 109/28 Bank Street, South Melbourne	\$600,000	04/09/19
3. 1409/50 Albert Road, South Melbourne	\$599,000	07/09/19

This Statement of Information was prepared on: 31/01/2020

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 517/22 Dorcas Street	\$460,000	13/11/19	66m2	2	1	1
5. 1601/38 Albert Road	\$495,000	17/04/19	62m2	2	1	1
6. 2601/38 Albert Road	\$528,000	12/04/19	62m2	2	1	1

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
Vacant	N/A	\$550 / \$2389

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1143	\$665	\$5126	\$6934

Size	Year Built	Complex/Block	Facilities
62m2		157/157	Outdoor Kitchen, BBQ, Lounge, Gym & Sauna.

Owners Corporation	Chattels
Blue Stone	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Albert Tower	Auction 01/02/20 at 10:30am	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.