

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb and postcode)

903/38 Albert Road, South Melbourne, Victoria, 3205

Indicative selling price

(*Delete single price or range as applicable)

Single price *\$----- OR Range between *\$495,000 & \$535,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price \$560,000 House Unit x Suburb South Melbourne
Period - From 01/12/2016 to 11/05/2017 Source PDOL

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 RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2714/50 Albert Rd SOUTH MELBOURNE 3205 VIC	\$500,000	06/04/2017
2 1212/52 Park St SOUTH MELBOURNE 3205 VIC	\$475,000	04/04/2017
3 402/35 Albert Rd MELBOURNE 3004 VIC	\$525,000	31/12/2016