

# 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

1207/50 Albert Road, South Melbourne Vic 3205

### Indicative selling price

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

Range between \$300,000 & \$330,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2022 to 31/12/2022 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	3003/57-61 City Rd SOUTHBANK 3006	\$330,000	28/03/2023
2	810/35 Albert Rd MELBOURNE 3004	\$325,000	19/01/2023
3	1103/58 Clarke St SOUTHBANK 3006	\$300,000	15/03/2023

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:

03/04/2023 12:10



**Property Type:** Apartment  
(Strata/unit)

Agent Comments

## Comparable Properties



**3003/57-61 City Rd SOUTHBANK 3006 (REI)**

Agent Comments



**Price:** \$330,000

**Method:** Private Sale

**Date:** 28/03/2023

**Property Type:** Apartment



**810/35 Albert Rd MELBOURNE 3004 (REI/VG)**

Agent Comments



**Price:** \$325,000

**Method:** Private Sale

**Date:** 19/01/2023

**Property Type:** Apartment



**1103/58 Clarke St SOUTHBANK 3006 (REI)**

Agent Comments



**Price:** \$300,000

**Method:** Private Sale

**Date:** 15/03/2023

**Property Type:** Apartment