

# 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

1006/38 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 \$690,000

&

\$730,000

### Median sale price

Median price \$662,500

Property Type Unit

Suburb South Melbourne

Period - From 01/10/2021

to 30/09/2022

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	1705/39 Coventry St SOUTHBANK 3006	\$710,000	20/11/2022
2	603/45 Haig St SOUTHBANK 3006	\$700,000	28/11/2022
3	1608/594 St Kilda Rd MELBOURNE 3004	\$690,000	12/11/2022

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:

06/12/2022 16:47



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1705/39 Coventry St SOUTHBANK 3006 (REI)**

Agent Comments



**Price:** \$710,000

**Method:** Private Sale

**Date:** 20/11/2022

**Property Type:** Apartment

**Land Size:** 83.50 sqm approx



**603/45 Haig St SOUTHBANK 3006 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 28/11/2022

**Property Type:** Apartment

**Land Size:** 165 sqm approx



**1608/594 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 12/11/2022

**Property Type:** Apartment