Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Range between \$690,000 & \$730,000	Range between	\$690,000	&	\$730,000
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Median sale price

Median price	\$662,500	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale



Michael Fava 98292937 0419167934

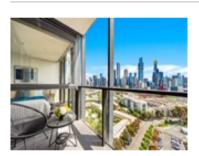
Indicative Selling Price \$690,000 - \$730,000 **Median Unit Price** Year ending September 2022: \$662,500

mfava@melbournerealestate.com.au



Property Type: Apartment **Agent Comments**

Comparable Properties



1705/39 Coventry St SOUTHBANK 3006 (REI)

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)

Price: \$700,000 Method: Private Sale Date: 28/11/2022

Property Type: Apartment Land Size: 165 sqm approx Agent Comments

Agent Comments

Agent Comments



1608/594 St Kilda Rd MELBOURNE 3004 (REI)

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Price: \$690.000

Date: 12/11/2022 Property Type: Apartment

Method: Private Sale

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



