



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 2605/50 Albert Road, South Melbourne, 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,380,000.00 & \$1,518,000.00

Median sale price

Median price \$610,000.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE

Period - From Jan 2022 to Dec 2022 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
1501/35 Albert Rd MELBOURNE 3004	\$1,350,000.00	8/12/2022
1213/576-578 St Kilda Rd MELBOURNE 3004	\$1,322,000.00	15/02/2023
123/555 St Kilda Rd MELBOURNE 3004	\$1,085,000.00	25/11/2022

This Statement of Information was prepared on: Friday 24th March 2023