

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

1301/50 Albert Road Road, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$610,000

House

Unit

X

Suburb

South Melbourne

Period - From

01/01/2019

to

31/03/2019

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	1601/38 Albert Rd SOUTH MELBOURNE 3205	\$495,000	17/04/2019
2	905/52 Park St SOUTH MELBOURNE 3205	\$475,000	03/03/2019
3	1906/135 City Rd SOUTHBANK 3006	\$465,000	13/05/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



1601/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$495,000

Method: Private Sale

Date: 17/04/2019

Rooms: 3

Property Type: Apartment



905/52 Park St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$475,000

Method: Auction Sale

Date: 03/03/2019

Rooms: -

Property Type: Apartment



1906/135 City Rd SOUTHBANK 3006 (REI) Agent Comments



Price: \$465,000

Method: Sold Before Auction

Date: 13/05/2019

Rooms: 3

Property Type: Apartment

Land Size: 1346 sqm approx