

Peter Zervas 03 8644 5500 0405 682 173 pzervas@greghocking.com.au

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	1301/50 Albert Road Road, South Melbourne Vic 3205
Including suburb and	
postcode	

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	Hou	Ise	Unit	Х		Suburb	South Melbourne
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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

	are each comparation property		2410 01 04110
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.

Account - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393





Price

Date of sale

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GREG HOCKING

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Indicative Selling Price \$470,000 **Median Unit Price** March quarter 2019: \$610,000



Property Type: Agent Comments

Comparable Properties



1601/38 Albert Rd SOUTH MELBOURNE 3205

(REI/VG)

Price: \$495.000 Method: Private Sale Date: 17/04/2019

Rooms: 3

Property Type: Apartment



905/52 Park St SOUTH MELBOURNE 3205

(REI/VG)

-- 2

Price: \$475,000 Method: Auction Sale Date: 03/03/2019

Rooms: -

Property Type: Apartment



1906/135 City Rd SOUTHBANK 3006 (REI)

2



Price: \$465,000

Method: Sold Before Auction

Date: 13/05/2019

Rooms: 3

propertydata

Property Type: Apartment Land Size: 1346 sqm approx

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Agent Comments

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