

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 1409/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price \$598,000

Median sale price

Median price \$682,500 House Unit X Suburb South Melbourne

Period - From 01/04/2019 to 30/06/2019 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 | 2105/109 Clarendon St SOUTHBANK 3006 | \$600,000 | 02/07/2019 |
| 2 | 708/480 St Kilda Rd MELBOURNE 3004 | \$590,000 | 24/07/2019 |
| 3 | 2611/50 Albert Rd SOUTH MELBOURNE 3205 | \$565,000 | 30/05/2019 |

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.

1409/50 Albert Road, South Melbourne Vic 3205

Scott and Kendall Belsey
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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$598,000
Median Unit Price
June quarter 2019: \$682,500

Comparable Properties



2105/109 Clarendon St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 02/07/2019
Rooms: 3
Property Type: Apartment
Land Size: 83 sqm approx



708/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 24/07/2019
Rooms: 4
Property Type: Apartment

2611/50 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments



Price: \$565,000
Method: Sale
Date: 30/05/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)