

# 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

2203/50 Albert Road, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb South Melbourne

Period - From 01/04/2022

to 31/03/2023

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	141/285 City Rd SOUTHBANK 3006	\$1,240,000	31/01/2023
2	2602/7 Riverside Quay SOUTHBANK 3006	\$1,225,000	15/02/2023
3			

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:

06/06/2023 12:44



3 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties

141/285 City Rd SOUTHBANK 3006 (VG)

Agent Comments

3 - -

**Price:** \$1,240,000

**Method:** Sale

**Date:** 31/01/2023

**Property Type:** Strata Unit/Flat



2602/7 Riverside Quay SOUTHBANK 3006 (REI/VG)

Agent Comments

3 2 1

**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 15/02/2023

**Property Type:** Unit

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.