

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1305/2 Albert Road, South Melbourne VIC 3205

Indicative selling price

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

Single price \$540,000 or range between &

Median sale price

Median price \$585,000 Property type Unit Suburb South Melbourne

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
414/360 St Kilda Road, Melbourne VIC 3004	\$540,000	28/08/2024
1808/1 Freshwater Place, Southbank VIC 3006	\$585,000	05/08/2024
705/97 Palmerston Crescent, South Melbourne VIC 3205	\$550,000	24/07/2024

This Statement of Information was prepared on: 17/10/2024