

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

2213/50 Albert Road South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

175/416A St Kilda Road Melbourne VIC 3004	\$470,000	03-Sep-20
26/39 Dorcas Street South Melbourne VIC 3205	\$424,500	22-Jul-20
55/39 Dorcas Street South Melbourne VIC 3205	\$420,000	23-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 22 January 2021



175/416A St Kilda Road Melbourne VIC 3004

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Sold Price

\$470,000

Sold Date **03-Sep-20**

Distance **0.32km**



26/39 Dorcas Street South Melbourne VIC 3205

 1
  1
  1

Sold Price

\$424,500

Sold Date **22-Jul-20**

Distance **0.38km**



55/39 Dorcas Street South Melbourne VIC 3205

 1
  1
  1

Sold Price

^{RS} **\$420,000**

Sold Date **23-Dec-20**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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