

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

112/2 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$475,000

&

\$522,500

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/10/2023

to

30/09/2024

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	36/333 Coventry St SOUTH MELBOURNE 3205	\$520,000	13/08/2024
2	503/2-14 Albert Rd SOUTH MELBOURNE 3205	\$512,000	12/08/2024
3	1003/38 Albert Rd SOUTH MELBOURNE 3205	\$495,000	07/06/2024

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:

27/11/2024 10:08

112/2 Albert Road, South Melbourne Vic 3205



1.5 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$475,000 - \$522,500
Median Unit Price
Year ending September 2024: \$585,000

Comparable Properties

36/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

1 1 1

Price: \$520,000
Method: Private Sale
Date: 13/08/2024
Property Type: Apartment



503/2-14 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments

1 1 1

Price: \$512,000
Method: Private Sale
Date: 12/08/2024
Property Type: Apartment



1003/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

1 1 1

Price: \$495,000
Method: Private Sale
Date: 07/06/2024
Property Type: Apartment