

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

1702/50 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

or range
between

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,185

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

804/8 DORCAS STREET SOUTHBANK VIC 3006	\$391,000	17-Dec-24
1202/65 COVENTRY STREET SOUTHBANK VIC 3006	\$399,000	17-Dec-24
1303/135 CITY ROAD SOUTHBANK VIC 3006	\$415,000	25-Feb-25

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: 12 March 2025



804/8 DORCAS STREET SOUTHBANK VIC 3006

1 1 1

Sold Price

^{RS} **\$391,000** Sold Date **17-Dec-24**

Distance **0.47km**



1202/65 COVENTRY STREET SOUTHBANK VIC 3006

1 1 1

Sold Price

\$399,000 Sold Date **17-Dec-24**

Distance **0.52km**



1303/135 CITY ROAD SOUTHBANK VIC 3006

1 1 1

Sold Price

^{RS} **\$415,000** Sold Date **25-Feb-25**

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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