

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

2001/50 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

\$500,000

&

\$550,000

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

2301/38 Albert Road South Melbourne VIC 3205	\$538,500	01-Feb-20
1906/42-48 Balston Street Southbank VIC 3006	\$503,000	15-Jul-19

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: 04 January 2021



**2301/38 Albert Road South
 Melbourne VIC 3205**

 2  1  1

Sold Price **\$538,500** Sold Date **01-Feb-20**

Distance **0.03km**



**1906/42-48 Balston Street
 Southbank VIC 3006**

 2  1  1

Sold Price **\$503,000** Sold Date **15-Jul-19**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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