

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 1101/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$622,500 Property Type Unit Suburb South Melbourne

Period - From 01/01/2021 to 31/03/2021 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 | 3409/241 City Rd SOUTHBANK 3006 | \$440,000 | 01/03/2021 |
| 2 | 2006/60 Dorcas St SOUTHBANK 3006 | \$450,000 | 25/02/2021 |
| 3 | 417/338 Kings Way SOUTH MELBOURNE 3205 | \$445,000 | 10/12/2020 |

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: 31/05/2021 11:06



Property Type: House (Res)
Land Size: 1647 sqm approx
 Agent Comments

Indicative Selling Price
 \$430,000 - \$470,000
Median Unit Price
 March quarter 2021: \$622,500

Comparable Properties



3409/241 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$440,000
Method: Private Sale
Date: 01/03/2021
Property Type: Apartment

2006/60 Dorcas St SOUTHBANK 3006 (VG) Agent Comments



Price: \$450,000
Method: Sale
Date: 25/02/2021
Property Type: Strata Unit/Flat



417/338 Kings Way SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$445,000
Method: Private Sale
Date: 10/12/2020
Property Type: Apartment