

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

1005/50 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

\$658,000

&

\$688,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

2003/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$730,000	14-Apr-23
1516/35 ALBERT ROAD MELBOURNE VIC 3004	\$685,000	21-Feb-23

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.

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Michael SHE
P 03 98262296
M 0424360828
E michael@antonrealestate.com.au



**2003/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

2 2 1

Sold Price **\$730,000** Sold Date **14-Apr-23**

Distance **0km**

By myPrimo



**1516/35 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$685,000** Sold Date **21-Feb-23**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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