

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

1009/2 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$630,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2023 to 31/03/2024 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 | 1005/39 Park St SOUTH MELBOURNE 3205 | \$640,500 | 04/03/2024 |
| 2 | 902/35 Albert Rd MELBOURNE 3004 | \$632,000 | 05/02/2024 |
| 3 | 909/2 Albert Rd SOUTH MELBOURNE 3205 | \$625,000 | 09/01/2024 |

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:

06/06/2024 16:20



2 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
Year ending March 2024: \$630,000

Comparable Properties

1005/39 Park St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 2 1

Price: \$640,500
Method: Private Sale
Date: 04/03/2024
Property Type: Unit



902/35 Albert Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$632,000
Method: Private Sale
Date: 05/02/2024
Property Type: Apartment



909/2 Albert Rd SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 1

Price: \$625,000
Method: Private Sale
Date: 09/01/2024
Property Type: Apartment

Account - Beck & Small Property Pty Ltd | P: 0438 926 851 Richard | F: 0424 642 613 Bradley