

## 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

1301/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$591,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

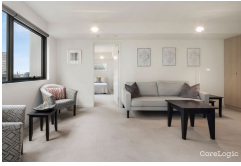
Date of sale

909/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$625,000	09-Jan-24
312/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$540,500	16-Mar-24

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: 09 July 2024



**909/2-14 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$625,000** Sold Date **09-Jan-24**

Distance **0.11km**



**312/52 PARK STREET SOUTH  
MELBOURNE VIC 3205**

 2  1  -

Sold Price **\$540,500** Sold Date **16-Mar-24**

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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