

# 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

1308/38 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)

Range between \$690,000 & \$740,000

### Median sale price

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

Period - From 22/02/2023 to 21/02/2024 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	1608/38 Albert Rd SOUTH MELBOURNE 3205	\$735,000	18/12/2023
2	1903/50 Albert Rd SOUTH MELBOURNE 3205	\$730,000	14/09/2023
3	5/352 Albert Rd SOUTH MELBOURNE 3205	\$715,000	14/10/2023

**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:

22/02/2024 09:30



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$690,000 - \$740,000

**Median Unit Price**

22/02/2023 - 21/02/2024: \$630,000

## Comparable Properties

**1608/38 Albert Rd SOUTH MELBOURNE 3205 (VG)**    Agent Comments

2   
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**Price:** \$735,000

**Method:** Sale

**Date:** 18/12/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**1903/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)**    Agent Comments

2   
 2   
 1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** Apartment



**5/352 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)**    Agent Comments

2   
 1   
 -

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



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