# 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										
Range betweer	\$690,000		&		\$740,000					
Median sale p	rice									
Median price	\$630,000	Pro	perty Type	Unit			Suburb	South Melbourne		
Period - From	22/02/2023	to	21/02/2024		So	urce	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.

Ad	dress 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



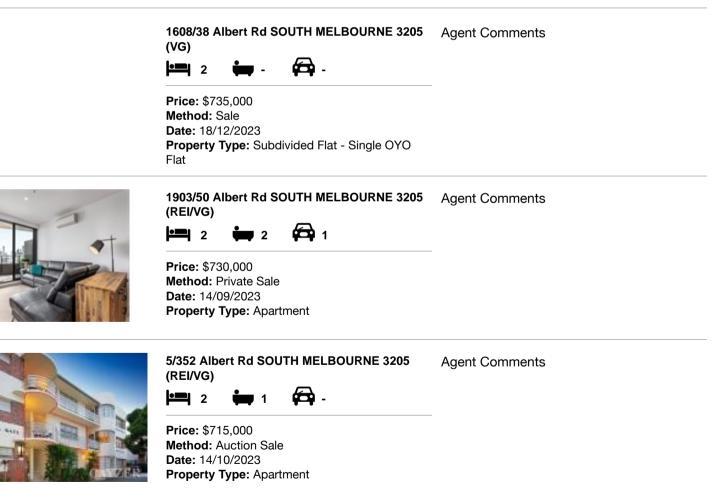






Property Type: Apartment Agent Comments Indicative Selling Price \$690,000 - \$740,000 Median Unit Price 22/02/2023 - 21/02/2024: \$630,000

# **Comparable Properties**



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





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