

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

1504/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$640,000

 &

\$660,000

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.

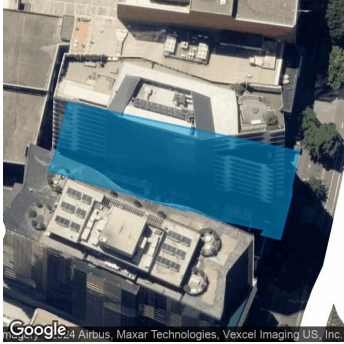
	Address of comparable property	Price	Date of sale
1	2508/60 Kavanagh St SOUTHBANK 3006	\$660,000	14/05/2024
2	804/442 St Kilda Rd MELBOURNE 3004	\$650,000	10/05/2024
3	410/539 St Kilda Rd MELBOURNE 3004	\$645,000	03/06/2024

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:

24/06/2024 14:31



Property Type: Apartment

Agent Comments

Comparable Properties



2508/60 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$660,000

Method: Private Sale

Date: 14/05/2024

Property Type: Apartment



804/442 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$650,000

Method: Private Sale

Date: 10/05/2024

Property Type: Unit



410/539 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$645,000

Method: Private Sale

Date: 03/06/2024

Property Type: Apartment