

## 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

1508/38 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

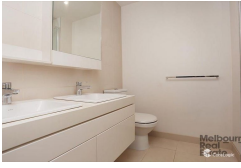
Date of sale

1408/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$640,000	03-May-23
1401/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$510,000	18-Nov-22
808/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$625,000	16-Dec-22

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: 19 January 2024



**1408/38 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$640,000** Sold Date **03-May-23**

Distance **0km**



**1401/38 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$510,000** Sold Date **18-Nov-22**

Distance **0km**



**808/38 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$625,000** Sold Date **16-Dec-22**

Distance **0km**



**1604/38 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

 2  2  1

Sold Price <sup>RS</sup> **\$655,000** Sold Date **18-Dec-23**

Distance **0.01km**



**1608/38 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

 2  2  -

Sold Price <sup>RS</sup> **\$735,000** Sold Date **23-Dec-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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