

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

2002/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$600,500 Property type Unit Suburb South Melbourne

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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 |
|--|-----------|--------------|
| 1408/50 Albert Rd SOUTH MELBOURNE 3205 | \$371,000 | 08/06/2023 |
| 1207/50 Albert Rd SOUTH MELBOURNE 3205 | \$361,018 | 11/05/2023 |
| 807/38 Albert Rd SOUTH MELBOURNE 3205 | \$360,000 | 21/03/2023 |

This Statement of Information was prepared on: 05/09/2023