## 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

238 Albert Road, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,400,000		&		\$2,550,000				
Median sale p	rice								
Median price	\$1,730,000	Pro	operty Type	Hou	se		Suburb	South Melbourne	
Period - From	01/10/2022	to	30/09/2023	5	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	152 Napier St SOUTH MELBOURNE 3205	\$2,500,000	16/08/2023
2	352 Moray St SOUTH MELBOURNE 3205	\$2,450,000	27/11/2023
3	52 Bridport St SOUTH MELBOURNE 3205	\$2,450,000	17/06/2023

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:

15/12/2023 14:15







Rooms: 5 Property Type: House (Res) Land Size: 148 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,550,000 Median House Price Year ending September 2023: \$1,730,000

# **Comparable Properties**



152 Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$2,500,000 Method: Private Sale Date: 16/08/2023 Property Type: House



352 Moray St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$2,450,000 Method: Sold Before Auction Date: 27/11/2023 Property Type: House (Res)



52 Bridport St SOUTH MELBOURNE 3205 (REI/VG)



Price: \$2,450,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res) Land Size: 153 sqm approx

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Agent Comments