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

2603/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$700,000		&		\$770,000				
Median sale p	rice								
Median price	\$632,500	Pro	operty Type	Unit			Suburb	South Melbourne	
Period - From	01/07/2023	to	30/09/2023		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	906/39 Coventry St SOUTHBANK 3006	\$715,000	13/05/2023
2	118/63 Dorcas St SOUTH MELBOURNE 3205	\$700,000	10/07/2023
3	202/12 Queens Rd MELBOURNE 3004	\$700,000	07/09/2023

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:

19/10/2023 11:58









Property Type: Subdivided Flat -Single OYO Flat Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price September quarter 2023: \$632,500

Comparable Properties



906/39 Coventry St SOUTHBANK 3006 (REI/VG) Agent Comments



118/63 Dorcas St SOUTH MELBOURNE 3205 Agent Comments (REI/VG)



Property Type: Apartment

Price: \$700,000 Method: Private Sale Date: 10/07/2023 Property Type: Apartment

Price: \$715,000 Method: Private Sale Date: 13/05/2023



202/12 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$700,000 Method: Private Sale Date: 07/09/2023 Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



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