

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$632,500 Property Type Unit Suburb South Melbourne

Period - From 01/07/2023 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

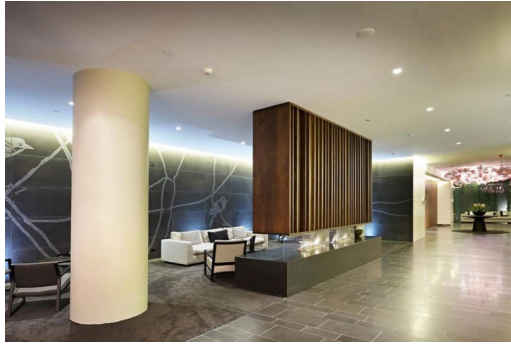
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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



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**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**

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**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 13/05/2023  
**Property Type:** Apartment



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

**Agent Comments**

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



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

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

**Account - Cayzer** | P: 03 9699 5999