

## 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

101/2 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)

Single price

\$567,500

#### Median sale price

Median price

\$660,000

House

Unit

X

Suburb

South Melbourne

Period - From

01/04/2018

to

30/06/2018

Source

REIV

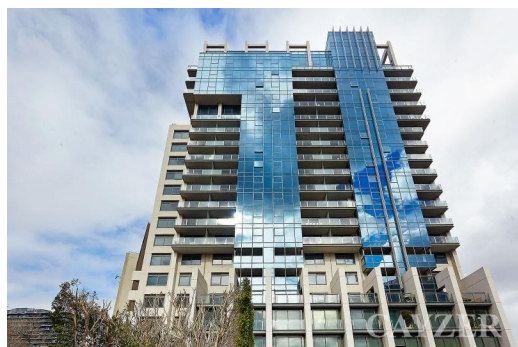
#### Comparable property sales (\*Delete A or B below as applicable)

**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	801/2-14 Albert Rd SOUTH MELBOURNE 3205	\$607,000	02/06/2018
2	39/632 St Kilda Rd MELBOURNE 3004	\$600,000	03/07/2018
3	2/69 Dorcas St SOUTH MELBOURNE 3205	\$570,000	31/05/2018

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.



2   1   1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$567,500  
**Median Unit Price**  
 June quarter 2018: \$660,000

## Comparable Properties



**801/2-14 Albert Rd SOUTH MELBOURNE 3205**   Agent Comments  
 (REI/VG)

2   1   2

**Price:** \$607,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 3044 sqm approx



**39/632 St Kilda Rd MELBOURNE 3004 (REI)**   Agent Comments

2   1   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 03/07/2018  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 91 sqm approx



**2/69 Dorcas St SOUTH MELBOURNE 3205**   Agent Comments  
 (REI/VG)

2   1   1

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 31/05/2018  
**Rooms:** -  
**Property Type:** Apartment