

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 1106/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$580,000 & \$619,000

Median sale price

Median price \$630,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2023 to 31/03/2024 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	3009/118 Kavanagh St SOUTHBANK 3006	\$597,888	24/04/2024
2	506/539 St Kilda Rd MELBOURNE 3004	\$595,000	17/05/2024
3	2708/105 Clarendon St SOUTHBANK 3006	\$590,000	03/04/2024

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: 11/06/2024 10:08



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$619,000
Median Unit Price
Year ending March 2024: \$630,000

Comparable Properties



3009/118 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$597,888
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment



506/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$595,000
Method: Private Sale
Date: 17/05/2024
Property Type: Apartment



2708/105 Clarendon St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$590,000
Method: Private Sale
Date: 03/04/2024
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



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