

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

12/182 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb South Melbourne

Period - From 01/10/2020

to 31/12/2020

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	405/78 Eastern Rd SOUTH MELBOURNE 3205	\$420,000	18/12/2020
2	1110/338 Kings Way SOUTH MELBOURNE 3205	\$360,000	12/02/2021
3			

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:

09/04/2021 09:55



1 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000

Median Unit Price
December quarter 2020: \$690,000

Comparable Properties



405/78 Eastern Rd SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

1 1 1

Price: \$420,000
Method: Auction Sale
Date: 18/12/2020
Property Type: Apartment



1110/338 Kings Way SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

1 1 1

Price: \$360,000
Method: Private Sale
Date: 12/02/2021
Property Type: Apartment

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.