

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 1601/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$630,000 House Unit X Suburb South Melbourne

Period - From 01/07/2018 to 30/09/2018 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	T305/348 St Kilda Rd MELBOURNE 3004	\$550,000	12/09/2018
2	414/35 Albert Rd MELBOURNE 3004	\$520,000	14/08/2018
3	701/38 Albert Rd SOUTH MELBOURNE 3205		18/06/2018

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
\$500,000 - \$550,000
Median Unit Price
September quarter 2018: \$630,000

Comparable Properties



T305/348 St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)

2 1 -

Price: \$550,000
Method: Private Sale
Date: 12/09/2018
Rooms: -
Property Type: Apartment



414/35 Albert Rd MELBOURNE 3004 (REI) [Agent Comments](#)

2 2 1

Price: \$520,000
Method: Private Sale
Date: 14/08/2018
Rooms: 3
Property Type: Apartment



701/38 Albert Rd SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

2 1 1

Price:
Method: Private Sale
Date: 18/06/2018
Rooms: 3
Property Type: Apartment