

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 30/70 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$640,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2019 to 30/09/2019 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	2A/18 Albert Rd SOUTH MELBOURNE 3205	\$1,200,000	02/09/2019
2	5D/18 Albert Rd SOUTH MELBOURNE 3205	\$1,130,000	18/09/2019
3	203/38 Bank St SOUTH MELBOURNE 3205	\$938,000	23/09/2019

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: 19/11/2019 10:47



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

September quarter 2019: \$640,000

Comparable Properties



2A/18 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

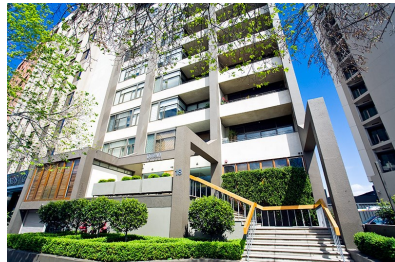
2 - -

Price: \$1,200,000

Method: Sale

Date: 02/09/2019

Property Type: Flat/Unit/Apartment (Res)



5D/18 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$1,130,000

Method: Private Sale

Date: 18/09/2019

Property Type: Flat/Unit/Apartment (Res)



203/38 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$938,000

Method: Expression of Interest

Date: 23/09/2019

Property Type: Flat/Unit/Apartment (Res)