

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 5/352 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price \$815,000

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	1/352 Albert Rd, South Melbourne, Vic 3205, Australia	\$820,000	05/12/2019
2	101/333 Ferrars St SOUTH MELBOURNE 3205	\$885,000	22/07/2019
3	10/82 Patterson St MIDDLE PARK 3206	\$742,000	16/11/2019

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:

14/01/2020 10:24



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$815,000

Median Unit Price
September quarter 2019: \$640,000

Comparable Properties



1/352 Albert Rd, South Melbourne, Vic 3205, Australia (REI) **Agent Comments**

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Price: \$820,000
Method:
Date: 05/12/2019
Property Type: Apartment



101/333 Ferrars St SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

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Price: \$885,000
Method: Private Sale
Date: 22/07/2019
Property Type: Apartment



10/82 Patterson St MIDDLE PARK 3206 (REI) **Agent Comments**

2 1 -

Price: \$742,000
Method: Auction Sale
Date: 16/11/2019
Property Type: Apartment