

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

1906/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$750,000

 &

\$770,000

Median sale price

Median price

\$600,000

 Property Type

Unit

 Suburb

South Melbourne

Period - From

10/12/2023

 to

09/12/2024

 Source

Property Data

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	2104/7 Riverside Quay SOUTHBANK 3006	\$755,000	19/11/2024
2	1201/25 Coventry St SOUTHBANK 3006	\$760,000	17/09/2024
3	96/418 St Kilda Rd MELBOURNE 3004	\$750,000	19/07/2024

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:

10/12/2024 17:03



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$770,000

Median Unit Price

10/12/2023 - 09/12/2024: \$600,000

Comparable Properties



2104/7 Riverside Quay SOUTHBANK 3006 (REI)

Agent Comments

2
 2
 1

Price: \$755,000

Method: Private Sale

Date: 19/11/2024

Property Type: Apartment

Land Size: 4504.33 sqm approx



1201/25 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 2
 1

Price: \$760,000

Method: Private Sale

Date: 17/09/2024

Property Type: Apartment



96/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$750,000

Method: Private Sale

Date: 19/07/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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