

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

1604/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$625,000 Property Type Unit Suburb South Melbourne

Period - From 07/12/2022 to 06/12/2023 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	3903/45 Clarke St SOUTHBANK 3006	\$695,000	25/09/2023
2	805/39 Coventry St SOUTHBANK 3006	\$682,000	11/09/2023
3	229/539 St Kilda Rd MELBOURNE 3004	\$675,000	02/09/2023

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:

07/12/2023 16:02



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

07/12/2022 - 06/12/2023: \$625,000

Comparable Properties



3903/45 Clarke St SOUTHBANK 3006 (REI)

Agent Comments

2
 2
 1

Price: \$695,000

Method: Expression of Interest

Date: 25/09/2023

Property Type: Apartment



805/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 2
 1

Price: \$682,000

Method: Private Sale

Date: 11/09/2023

Property Type: Apartment



229/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 2

Price: \$675,000

Method: Private Sale

Date: 02/09/2023

Property Type: Apartment

Land Size: 91 sqm approx

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