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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$650,000		&		\$690,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	South Melbourne
Period - From	07/12/2022	to	06/12/2023		So	urce	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.

Add	dress 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









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) **D** 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

Agent Comments



Price: \$682,000 Method: Private Sale Date: 11/09/2023 Property Type: Apartment



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

Agent Comments



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





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