

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 1302/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$506,250 Property Type Unit Suburb South Melbourne

Period - From 01/04/2024 to 30/06/2024 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	803/38 Albert Rd SOUTH MELBOURNE 3205	\$465,000	09/04/2024
2	2807/50 Albert Rd SOUTH MELBOURNE 3205	\$455,000	05/03/2024
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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: 02/08/2024 12:08



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000 - \$450,000

Median Unit Price

June quarter 2024: \$506,250

Comparable Properties

803/38 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 bed - bath - car

Price: \$465,000

Method: Sale

Date: 09/04/2024

Property Type: Subdivided Flat - Single OYO Flat

2807/50 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

1 bed - bath - car

Price: \$455,000

Method: Sale

Date: 05/03/2024

Property Type: Subdivided Flat - Single OYO Flat

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.