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 betweer	n \$425,000		&		\$450,000				
Median sale price									
Median price	\$506,250	Pro	operty Type	Unit			Suburb	South Melbourne	
Period - From	01/04/2024	to	30/06/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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
3			

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





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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) 2 - 2	Agent Comments		
Price: \$465,000 Method: Sale Date: 09/04/2024 Property Type: Subdivided Flat - Single OYO Flat			
2807/50 Albert Rd SOUTH MELBOURNE 3205 (VG) 1	Agent Comments		
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.

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propertydata



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