

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

1708/38 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$660,000 & \$726,000

Median sale price

Median price \$645,000 Property Type Unit Suburb South Melbourne

Period - From 30/11/2020 to 29/11/2021 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	1804/45 Haig St SOUTHBANK 3006	\$740,000	30/06/2021
2	22/88 Wells St SOUTHBANK 3006	\$732,000	13/10/2021
3	74a Napier St SOUTH MELBOURNE 3205	\$705,000	30/06/2021

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:

30/11/2021 09:35



2 2 1

Property Type: Strata Unit/Flat

Land Size: 82 sqm approx

Agent Comments

Comparable Properties



1804/45 Haig St SOUTHBANK 3006 (VG)

Agent Comments

2 - -

Price: \$740,000

Method: Sale

Date: 30/06/2021

Property Type: Flat/Unit/Apartment (Res)



22/88 Wells St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$732,000

Method: Auction Sale

Date: 13/10/2021

Property Type: Apartment



74a Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$705,000

Method: Private Sale

Date: 30/06/2021

Property Type: Apartment