### 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 | cons | sumer.vic.go | ov.au/ | underquot | ting |        |                 |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|-----------------|
| Range betweer   | \$660,000         |      | &            |        | \$726,000 |      |        |                 |
| Median sale p   | rice              |      |              |        |           |      |        |                 |
| Median price    | \$645,000         | Pro  | operty Type  | Unit   |           |      | Suburb | South Melbourne |
| Period - From   | 30/11/2020        | to   | 29/11/2021   |        | 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.

| Ade | dress 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



# **RT Edgar**





**Property Type:** Strata Unit/Flat **Land Size:** 82 sqm approx Agent Comments Brandon Chuah 03 9807 6686 0433 989 177 bchuah@rtedgar.com.au

Indicative Selling Price \$660,000 - \$726,000 Median Unit Price 30/11/2020 - 29/11/2021: \$645,000

## **Comparable Properties**



1804/45 Haig St SOUTHBANK 3006 (VG)



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

Agent Comments

Agent Comments



Price: \$732,000 Method: Auction Sale Date: 13/10/2021 Property Type: Apartment

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

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Price: \$705,000 Method: Private Sale Date: 30/06/2021 Property Type: Apartment

Account - RT Edgar | P: 03 9807 6686 | F: 03 9808 1977



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