

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 1301/38 Albert Road, South Melbourne, VIC 3205

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$630,000

Property Type

Apartment

Suburb

South Melbourne (3205)

Period - From

03/02/2019

to

02/02/2020

Source

Domain

Comparable property sales

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
2301/38 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$538,000	02/01/2020
1409/50 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$599,000	09/07/2019
1402/22 DORCAS STREET, SOUTHBANK VIC 3006	\$580,000	30/10/2018

This Statement of Information was prepared on: 03/02/2020