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	2409/50 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between $630,000 & $650,000

Median sale price

Median price $682,500 ~~House~~ Unit X Suburb South Melbourne

Period - From 01/04/2019 to 30/06/2019 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	1301/2-14 Albert Rd SOUTH MELBOURNE 3205	$670,000	19/06/2019
2	1410/50 Albert Rd SOUTH MELBOURNE 3205	$670,000	02/03/2019
3	3803/45 Clarke St SOUTHBANK 3006	$630,000	29/05/2019

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

2409/50 Albert Road, South Melbourne Vic 3205

2 2 1

Rooms:
Property Type: Apartment

Agent Comments

Indicative Selling Price
$630,000 - $650,000
Median Unit Price
June quarter 2019: $682,500

Comparable Properties

1301/2-14 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

2 1 2

Price: $670,000
Method: Private Sale
Date: 19/06/2019
Rooms: 3
Property Type: Apartment

Agent Comments

1410/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

2 2 1

Price: $670,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Apartment

Agent Comments

3803/45 Clarke St SOUTHBANK 3006 (REI)

2 2 1

Price: $630,000
Method: Auction Sale
Date: 29/05/2019
Rooms: 3
Property Type: Apartment

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.