

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 801/196 Albert Road, South Melbourne VIC 3205

Indicative selling price

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

Range between \$2,600,000 & \$2,850,000

Median sale price

Median price \$601,000 Property type Unit Suburb South Melbourne

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
1702/430 St Kilda Road, Melbourne	\$2,850,000	04/07/2023
1/143A Cecil Street, South Melbourne	\$2,560,000	17/06/2023
701/320 St Kilda Road, Southbank	\$2,700,000	10/03/2023

This Statement of Information was prepared on: 14 August 2023