

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 701/196 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$590,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2022 to 30/06/2023 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	701/74 Eastern Rd SOUTH MELBOURNE 3205	\$1,700,000	22/04/2023
2	806/505 St Kilda Rd MELBOURNE 3004	\$1,625,000	27/06/2023
3	702/19 Queens Rd MELBOURNE 3004	\$1,560,000	28/06/2023

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: 26/07/2023 16:21



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Unit Price

Year ending June 2023: \$590,000

Comparable Properties



701/74 Eastern Rd SOUTH MELBOURNE 3205 Agent Comments
(REI/VG)



Price: \$1,700,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Unit



806/505 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$1,625,000

Method: Expression of Interest

Date: 27/06/2023

Property Type: Apartment



702/19 Queens Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$1,560,000

Method: Private Sale

Date: 28/06/2023

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999