

# 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

1703/50 Albert Road, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$780,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2018

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	1606/38 Albert Rd SOUTH MELBOURNE 3205	\$730,000	20/06/2019
2	1301/2-14 Albert Rd SOUTH MELBOURNE 3205		19/06/2019
3	1502/50 Albert Rd SOUTH MELBOURNE 3205		06/07/2019

**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.~~

This Statement of Information was prepared on:

19/09/2019 16:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$780,000  
**Median Unit Price**  
Year ending June 2019: \$620,000

## Comparable Properties



**1606/38 Albert Rd SOUTH MELBOURNE 3205 (REI)** Agent Comments



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Property Type:** Apartment



**1301/2-14 Albert Rd SOUTH MELBOURNE 3205 (REI)** Agent Comments



**Price:**  
**Method:** Private Sale  
**Date:** 19/06/2019  
**Rooms:** 3  
**Property Type:** Apartment



**1502/50 Albert Rd SOUTH MELBOURNE 3205 (REI)** Agent Comments



**Price:**  
**Method:** Private Sale  
**Date:** 06/07/2019  
**Property Type:** Apartment