

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 304 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,630,000 Property Type House Suburb South Melbourne

Period - From 01/07/2023 to 30/06/2024 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	17 Mills St ALBERT PARK 3206	\$2,480,000	10/08/2024
2	63 Bridport St SOUTH MELBOURNE 3205	\$2,130,000	19/06/2024
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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: 01/10/2024 16:44



Property Type: House (Previously Occupied - Detached)
Land Size: 164 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending June 2024: \$1,630,000

Comparable Properties



17 Mills St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,480,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)



63 Bridport St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$2,130,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: House (Res)

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.