

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

2/352 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$765,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/01/2020

to

31/03/2020

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	30/70 Albert Rd SOUTH MELBOURNE 3205	\$945,000	15/01/2020
2	1/352 Albert Rd SOUTH MELBOURNE 3205	\$820,000	05/12/2019
3	5/352 Albert Rd SOUTH MELBOURNE 3205	\$799,999	24/02/2020

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:

21/05/2020 12:00



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$765,000

Median Unit Price
March quarter 2020: \$650,000

Comparable Properties



30/70 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

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Price: \$945,000
Method: Sale
Date: 15/01/2020
Property Type: Strata Unit/Flat



1/352 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 - -

Price: \$820,000
Method: Sale
Date: 05/12/2019
Property Type: Strata Unit/Flat
Land Size: 469 sqm approx



5/352 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$799,999
Method: Private Sale
Date: 24/02/2020
Rooms: 4
Property Type: Apartment