

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 30/70 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$930,000 & \$1,020,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	903/67 Stead St SOUTH MELBOURNE 3205	\$1,035,000	06/10/2023
2	7/278 Kings Way SOUTH MELBOURNE 3205	\$1,020,000	06/01/2024
3	20/284 Dorcas St SOUTH MELBOURNE 3205	\$1,000,000	26/02/2024

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: 23/04/2024 11:20



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$930,000 - \$1,020,000

Median Unit Price

Year ending March 2024: \$630,000

Comparable Properties

903/67 Stead St SOUTH MELBOURNE 3205 (VG)

Agent Comments

1 - -

Price: \$1,035,000

Method: Sale

Date: 06/10/2023

Property Type: Subdivided Flat - Single OYO Flat



7/278 Kings Way SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$1,020,000

Method: Private Sale

Date: 06/01/2024

Property Type: Townhouse (Single)



20/284 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 2 1

Price: \$1,000,000

Method: Private Sale

Date: 26/02/2024

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999