Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	30/70 Albert Road, South Melbourne Vic 3205
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		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

7,0	areas or comparable property	1 1100	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.

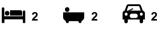
This Statement of Information was prepared on:	23/04/2024 11:20



Date of sale







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)





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)

-3





Price: \$1,020,000 **Method:** Private Sale **Date:** 06/01/2024

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



20/284 Dorcas St SOUTH MELBOURNE 3205

(REI)

•=





Price: \$1,000,000 **Method:** Private Sale **Date:** 26/02/2024

Property Type: Apartment

Agent Comments

Account - Cayzer | P: 03 9699 5999



