

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 5/352 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$600,500 Property Type Unit Suburb South Melbourne

Period - From 18/09/2022 to 17/09/2023 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	125 Park St SOUTH MELBOURNE 3205	\$710,000	24/06/2023
2	21/109 Nimmo St MIDDLE PARK 3206	\$700,000	01/08/2023
3	2/352 Albert Rd SOUTH MELBOURNE 3205	\$687,000	26/08/2023

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: 18/09/2023 11:42



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Property Type: Apartment
Land Size: 66 sqm approx
Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

18/09/2022 - 17/09/2023: \$600,500

Comparable Properties



125 Park St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 1

Price: \$710,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Unit



21/109 Nimmo St MIDDLE PARK 3206 (REI/VG) **Agent Comments**

1 1 -

Price: \$700,000
Method: Sold Before Auction
Date: 01/08/2023
Property Type: Apartment



2/352 Albert Rd SOUTH MELBOURNE 3205 **Agent Comments**
(REI)

2 1 -

Price: \$687,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999