

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

807/2 Albert Road, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$540,000

&

\$590,000

Median sale price

Median price

\$783,000

House

Unit

X

Suburb

South Melbourne

Period - From

01/10/2017

to

31/12/2017

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	1104/2-14 Albert RD SOUTH MELBOURNE 3205	\$645,000	21/10/2017
2	705/2-14 Albert Rd SOUTH MELBOURNE 3205	\$580,000	20/05/2017
3	606/2-14 Albert RD SOUTH MELBOURNE 3205	\$560,000	28/04/2017

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.



1 1 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median Unit Price
December quarter 2017: \$783,000

Comparable Properties



1104/2-14 Albert RD SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

1 1 1

Price: \$645,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: Apartment

705/2-14 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

1 1 1

Price: \$580,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: Apartment

606/2-14 Albert RD SOUTH MELBOURNE 3205 (REI) **Agent Comments**

1 1 1

Price: \$560,000
Method: Private Sale
Date: 28/04/2017
Rooms: -
Property Type: Apartment