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	1701/38 Albert Road, Melbourne Vic 3004

Indicative selling price

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

Single price $589,000

Median sale price

Median price $504,684 Property Type Unit Suburb Melbourne

Period - From 05/07/2022 to 04/07/2023 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	712/12 Queens Rd MELBOURNE 3004	$590,000	11/05/2023
2	1913/180 City Rd SOUTHBANK 3006	$580,888	26/03/2023
3	1712/180 City Rd SOUTHBANK 3006	$575,000	19/01/2023

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: 05/07/2023 08:57

1701/38 Albert Road, Melbourne Vic 3004



2 | 1 | 1 Secure basement car space

Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price
$589,000
Median Unit Price
05/07/2022 - 04/07/2023: $504,684

Comparable Properties



712/12 Queens Rd MELBOURNE 3004 (REI)

2 | 1 | 1

Price: $590,000
Method: Private Sale
Date: 11/05/2023
Property Type: Apartment

Agent Comments



1913/180 City Rd SOUTHBANK 3006 (REI/VG)

2 | 1 | 1

Price: $580,888
Method: Private Sale
Date: 26/03/2023
Property Type: Apartment

Agent Comments



1712/180 City Rd SOUTHBANK 3006 (REI/VG)

2 | 1 | 1

Price: $575,000
Method: Private Sale
Date: 19/01/2023
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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