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	807/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Mar 2022	to	28 Feb 2023	Source	Corelogic

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 6 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
1207/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	$458,000	18-Feb-23
1503/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	$471,655	01-Oct-22
1803/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	$495,000	22-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 15 March 2023

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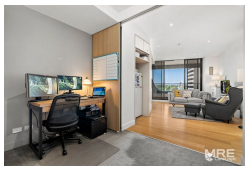
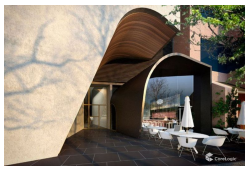


1207/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price RS **$458,000** Sold Date **18-Feb-23**

Distance **0km**



1503/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price **$471,655** Sold Date **01-Oct-22**

Distance **0km**



1803/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price **$495,000** Sold Date **22-Nov-22**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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