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	GA/18 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	$598,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Dec 2021	to	30 Nov 2022	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
121/1-29 ALBERT ROAD MELBOURNE VIC 3004	$580,000	29-Jun-22
5/14 ARNOLD STREET SOUTH YARRA VIC 3141	$615,000	23-Jul-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: 17 December 2022

belle PROPERTY

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121/1-29 ALBERT ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$580,000** Sold Date **29-Jun-22**

Distance **0.16km**



5/14 ARNOLD STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price **$615,000** Sold Date **23-Jul-22**

Distance **0.58km**

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

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