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	6D/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	$1,380,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Apr 2020	to	31 Mar 2021	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
7C/18 Albert Road South Melbourne VIC 3205	$1,330,000	08-Mar-21
4605/35 Queens Bridge Street Southbank VIC 3006	$1,325,000	09-Mar-21
3/435 Punt Road South Yarra VIC 3141	-	28-Feb-21

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: 28 April 2021

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7C/18 Albert Road South Melbourne VIC 3205

2 2 1

Sold Price RS **$1,330,000** Sold Date **08-Mar-21**

Distance **-**



4605/35 Queens Bridge Street Southbank VIC 3006

3 2 1

Sold Price RS **$1,325,000** UN Sold Date **09-Mar-21**

Distance **1.42km**



3/435 Punt Road South Yarra VIC 3141

3 2 2

Sold Price RS **-** Sold Date **28-Feb-21**

Distance **1.78km**

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

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