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	2608/50 Albert Road, South Melbourne, VIC 3205

Indicative selling price

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

Single price		or range between	$460,000	&	$480,000

Median sale price

Median price	$ 598,250	Property type	Unit	Suburb	SOUTH MELBOURNE
Period - From	01/10/2019	to	01/04/2020	Source	CoreLogic

Comparable property sales

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
1 215/416a St Kilda Road Melbourne	$481,800	13/02/2020
2 9/38 Bank Street South Melbourne	$479,000	21/12/2019
3 2011/39 Coventry Street Southbank	$480,000	07/10/2019

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: 01/04/2020