



Statement of Information

Section 47AF of the Estate Agents Act 1980



2313/50 Albert Road South Melbourne VIC 3205

Indicative selling price

\$365,000 - \$385,000

Median unit sale price in South Melbourne between August 1st 2018 and July 31st 2019

\$570,000

Source: Corelogic

Comparable Property Sales

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 | Property Type | Sold Price | Sold Date |
|---|--------------------|------------|-----------|
| 1513/50 Albert Road, South Melbourne VIC 3205 | 1 Bed 1 Bath 0 Car | \$360,000 | 12/04/19 |
| 1913/50 Albert Road, South Melbourne VIC 3205 | 1 Bed 1 Bath 0 Car | \$348,000 | 04/03/19 |
| 104/75 Palmerston Crs, South Melbourne VIC 3205 | 1 Bed 1 Bath 0 Car | \$380,000 | 25/03/19 |

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