

## 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

1120/35 ALBERT ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

504/35 ALBERT ROAD MELBOURNE VIC 3004	\$421,500	04-Feb-22
1004/35 ALBERT ROAD MELBOURNE VIC 3004	\$469,000	03-Aug-22
1505/35 ALBERT ROAD MELBOURNE VIC 3004	\$435,000	24-Jan-23

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: 04 July 2023

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**504/35 ALBERT ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price

**\$421,500**

Sold Date **04-Feb-22**

Distance

**0km**



**1004/35 ALBERT ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price

**\$469,000**

Sold Date **03-Aug-22**

Distance

**0km**



**1505/35 ALBERT ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price

**\$435,000**

Sold Date **24-Jan-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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