

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

410/35 Albert Road Melbourne VIC 3004

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2021

to

31 Dec 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

1204/35 Albert Road Melbourne VIC 3004	\$435,000	07-Sep-18
1309/35 Albert Road Melbourne VIC 3004	\$355,000	16-Jun-19
509/35 Albert Road Melbourne VIC 3004	\$355,000	27-Sep-17

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: 13 January 2022



1204/35 Albert Road Melbourne VIC 3004

Sold Price **\$435,000** Sold Date **07-Sep-18**

1 1 1

Distance -



1309/35 Albert Road Melbourne VIC 3004

Sold Price **\$355,000** Sold Date **16-Jun-19**

1 1 1

Distance -



509/35 Albert Road Melbourne VIC 3004 Sold Price

Sold Date **27-Sep-17**

1 1 -

Distance -

RS = Recent sale UN = Undisclosed Sale

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