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

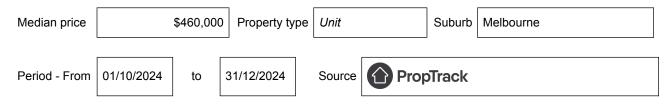
416/35 Albert Road, Melbourne, Vic 3004

Indicative selling price

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

Single price \$639,000

Median sale price



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 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
813/35 Albert Rd, Melbourne, VIC 3004	\$615,000	16/07/2024
1312/35 Albert Road, Melbourne, VIC 3004	\$631,000	09/12/2024
1414/35 Albert Road, Melbourne, VIC 3004	\$627,500	10/08/2024

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/01/2025

