

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

912/35 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

\$619,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,250

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 2022

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

303/35 ALBERT ROAD MELBOURNE VIC 3004	\$600,000	02-Aug-21
902/35 ALBERT ROAD MELBOURNE VIC 3004	\$625,000	21-Jun-21
1112/35 ALBERT ROAD MELBOURNE VIC 3004	\$632,000	28-May-22

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: 30 August 2022



**303/35 ALBERT ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$600,000** Sold Date **02-Aug-21**

Distance **0km**



**902/35 ALBERT ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$625,000** Sold Date **21-Jun-21**

Distance **0km**



**1112/35 ALBERT ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$632,000** Sold Date **28-May-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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