

## 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

1211/35 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

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,900

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2019

to

30 Jun 2020

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

|   |           |           |
|---|-----------|-----------|
| 908/28 Bank Street South Melbourne VIC 3205 | \$580,000 | 26-Jun-20 |
| 810/38 Bank Street South Melbourne VIC 3205 | \$670,000 | 04-Mar-20 |
| 4/1 Miles Street Southbank VIC 3006         | \$615,000 | 13-Feb-20 |

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: 03 July 2020

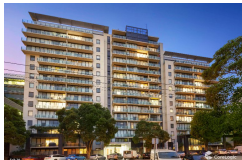


**908/28 Bank Street South  
Melbourne VIC 3205**

2 1 1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **26-Jun-20**

Distance **0.45km**



**810/38 Bank Street South  
Melbourne VIC 3205**

2 1 1

Sold Price **\$670,000** Sold Date **04-Mar-20**

Distance **0.51km**



**4/1 Miles Street Southbank VIC  
3006**

2 1 1

Sold Price **\$615,000** Sold Date **13-Feb-20**

Distance **0.76km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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