

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

1014/35 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 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

101/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$610,000	03-Dec-21
61/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$615,000	04-Oct-21
39/32 QUEENS ROAD MELBOURNE VIC 3004	\$595,000	25-Mar-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: 29 April 2022



101/39 DORCAS STREET SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price

\$610,000

Sold Date

03-Dec-21

Distance

0.5km



61/39 DORCAS STREET SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price

\$615,000

Sold Date

04-Oct-21

Distance

-



39/32 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date

25-Mar-22

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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