

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

811/35 Albert Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$600,000

&

\$620,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

10/04/2023

to

10/04/2024

Source

www.propertydata.com.au

Comparable property sales

A These are two 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
902/35 ALBERT ROAD, MELBOURNE VIC 3004	\$632,000	05/02/2024
802/35 ALBERT ROAD, MELBOURNE VIC 3004	\$625,500	14/12/2023

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 six months.

This Statement of Information was prepared on:

10/04/2024