

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

1112/35 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 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

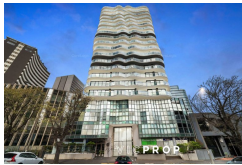
Date of sale

1202/35 ALBERT ROAD MELBOURNE VIC 3004	\$675,000	15-Mar-22
92/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$655,000	20-Dec-21
1707/22 DORCAS STREET SOUTHBANK VIC 3006	\$626,000	24-Oct-21

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: 31 March 2022



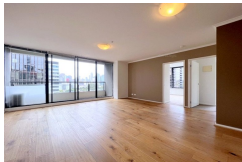
1202/35 ALBERT ROAD MELBOURNE VIC 3004

2 2 1

Sold Price

^{RS} \$675,000 Sold Date 15-Mar-22

Distance -



92/39 DORCAS STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price

\$655,000 Sold Date 20-Dec-21

Distance 0.5km



1707/22 DORCAS STREET SOUTHBANK VIC 3006

2 2 1

Sold Price

\$626,000 Sold Date 24-Oct-21

Distance 0.59km

RS = Recent sale

UN = Undisclosed Sale

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