

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

1317/35 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

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

1112/35 ALBERT ROAD MELBOURNE VIC 3004	\$632,000	28-May-22
1202/35 ALBERT ROAD MELBOURNE VIC 3004	\$675,000	15-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: 11 August 2022



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

 2  2  1

Sold Price

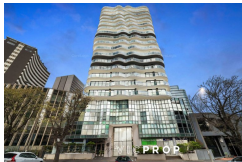
^{RS}

\$632,000

Sold Date **28-May-22**

Distance

0km



**1202/35 ALBERT ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

\$675,000

Sold Date **15-Mar-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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