

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 35 & 36/1 Albert Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$3,800,000 & \$4,180,000

Median sale price

Median price \$515,000 Property type Apartment Suburb Melbourne

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
|--------------------------------|-------|--------------|

| | | |
|-----------------------------------|-------------|------------|
| 1802/499 St Kilda Road, Melbourne | \$3,990,000 | 08/03/2021 |
|-----------------------------------|-------------|------------|

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: 23 July 2021