

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

1414/35 Albert Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 04/07/2023 to 03/07/2024 Source REIV

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 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
1	6/184 Albert Rd SOUTH MELBOURNE 3205	\$660,000	06/04/2024
2	818/25 Coventry St SOUTHBANK 3006	\$635,000	10/06/2024
3	801/35 Albert Rd MELBOURNE 3004	\$630,000	24/05/2024

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 six months.~~

This Statement of Information was prepared on:

04/07/2024 15:28



Property Type: Apartment

Agent Comments

Comparable Properties



6/184 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$660,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Unit



818/25 Coventry St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 10/06/2024

Property Type: Apartment



801/35 Albert Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 24/05/2024

Property Type: Apartment