

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

1211/35 Albert Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$501,900

Property Type Unit

Suburb Melbourne

Period - From 01/01/2021

to 31/12/2021

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	417/35 Albert Rd MELBOURNE 3004	\$580,000	12/01/2022
2	911/35 Albert Rd MELBOURNE 3004	\$580,000	26/11/2021
3	205/539 St Kilda Rd MELBOURNE 3004	\$570,000	05/03/2022

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:

26/03/2022 18:37



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$549,000

Median Unit Price

Year ending December 2021: \$501,900

Comparable Properties



417/35 Albert Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 12/01/2022

Property Type: Apartment



911/35 Albert Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 26/11/2021

Property Type: Apartment



205/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$570,000

Method: Private Sale

Date: 05/03/2022

Property Type: Apartment