

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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

902/35 ALBERT ROAD MELBOURNE VIC 3004	\$632,000	05-Feb-24
1603/35 ALBERT ROAD MELBOURNE VIC 3004	\$628,800	02-Jun-23
1702/35 ALBERT ROAD MELBOURNE VIC 3004	\$630,000	21-Jun-23

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: 02 September 2024

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**902/35 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$632,000** Sold Date **05-Feb-24**

Distance **0km**



**1603/35 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$628,800** Sold Date **02-Jun-23**

Distance **0km**



**1702/35 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$630,000** Sold Date **21-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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