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	417/35 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	$580,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Dec 2020	to	30 Nov 2021	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.

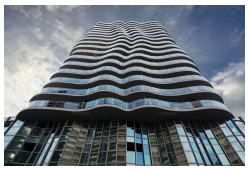
Address of comparable property	Price	Date of sale
807/35 Albert Road Melbourne VIC 3004	$602,000	19-Jul-21
902/35 Albert Road Melbourne VIC 3004	$625,000	21-Jun-21
1105/50 Albert Road South Melbourne VIC 3205	$655,000	24-Jul-21

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 December 2021

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807/35 Albert Road Melbourne VIC 3004

2 2 1

Sold Price **$602,000** Sold Date **19-Jul-21**

Distance **-**



902/35 Albert Road Melbourne VIC 3004

2 2 1

Sold Price **$625,000** Sold Date **21-Jun-21**

Distance **-**



1105/50 Albert Road South Melbourne VIC 3205

2 2 1

Sold Price RS **$655,000** Sold Date **24-Jul-21**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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