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	405/35 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2022	to	30 Jun 2023	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
905/35 ALBERT ROAD MELBOURNE VIC 3004	$421,000	30-May-23
1505/35 ALBERT ROAD MELBOURNE VIC 3004	$435,000	24-Jan-23
512/28 BANK STREET SOUTH MELBOURNE VIC 3205	$437,000	29-May-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: 04 July 2023

belle PROPERTY

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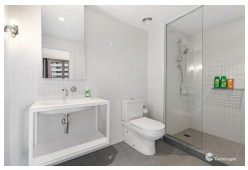


905/35 ALBERT ROAD MELBOURNE VIC 3004

1 1 1

Sold Price RS **$421,000** UN Sold Date **30-May-23**

Distance **0km**

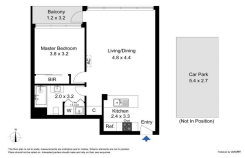


1505/35 ALBERT ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **$435,000** Sold Date **24-Jan-23**

Distance **0km**



512/28 BANK STREET SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price RS **$437,000** Sold Date **29-May-23**

Distance **0.47km**

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

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