

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

810/35 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

\$360,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,375

Property type

House

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

1506/35 ALBERT ROAD MELBOURNE VIC 3004	\$439,000	25-Jan-25
1405/35 ALBERT ROAD MELBOURNE VIC 3004	\$460,000	22-Oct-24
M3/35 ALBERT ROAD MELBOURNE VIC 3004	\$433,500	30-Aug-24

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: 18 February 2025



**1506/35 ALBERT ROAD
MELBOURNE VIC 3004**

1 1 -

Sold Price

^{RS}

\$439,000

Sold Date

25-Jan-25

Distance

0km



**1405/35 ALBERT ROAD
MELBOURNE VIC 3004**

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Sold Price

\$460,000

Sold Date

22-Oct-24

Distance

0km



**M3/35 ALBERT ROAD MELBOURNE
VIC 3004**

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Sold Price

\$433,500

Sold Date

30-Aug-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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