

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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 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: 06 October 2021

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807/35 Albert Road Melbourne VIC 3004 Sold Price **\$602,000** Sold Date **19-Jul-21**

2 2 1

Distance -



902/35 Albert Road Melbourne VIC 3004 Sold Price **\$625,000** Sold Date **21-Jun-21**

2 2 1

Distance -



1105/50 Albert Road South Melbourne VIC 3205 Sold Price ^{RS} **\$655,000** Sold Date **24-Jul-21**

2 2 1

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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