



STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1209/35 Albert Road, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$328,888 & \$358,888

MEDIAN SALE PRICE

Median price \$595,000 | | Melbourne (3004)

Period - From 28 February 2019 to 29 July 2019 | Source - realestate.com

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
1309/35 ALBERT ROAD, MELBOURNE VIC 3004	\$355,000	16/06/2019
304/70 QUEENS ROAD, MELBOURNE VIC 3004	\$345,000	12/08/2019
2109/27 LITTLE COLLINS STREET, MELBOURNE VIC 3000	\$330,000	04/07/2019

This statement of information was prepared on 16/09/2019

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

Pagan Real Estate - (03) 9375 3377
8 Mt Alexander Road, Travancore 3032