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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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PROPERTY OFFERED FOR SALE

**414/35 Albert Road, Melbourne, VIC 3004**

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INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$520,000 & \$570,000**

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MEDIAN SALE PRICE

**Median price \$490,000 | House | Melbourne (3000)**

**Period - From 4 April 2017 to 3 April 2018 | Source - realestate.com.au**

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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
<b>402/35 ALBERT ROAD, MELBOURNE VIC 3004</b>	<b>\$525,000</b>	<b>21/12/2017</b>
<b>305/35 ALBERT ROAD, MELBOURNE VIC 3004</b>	<b>\$590,000</b>	<b>25/11/2017</b>
<b>707/83 QUEENS ROAD, MELBOURNE VIC 3004</b>	<b>\$570,000</b>	<b>11/01/2018</b>