

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 902/35 Albert Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$610,000

&

\$640,000

Median sale price

Median price

\$581,500

Property Type

Unit

Suburb

Melbourne (3004)

Period - From

01/12/2019

to

30/11/2020

Source

Core Logic RP Data

Comparable property sales

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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
914/35 ALBERT ROAD, MELBOURNE VIC 3004	\$633,000	10/01/2020
1112/35 ALBERT ROAD, MELBOURNE VIC 3004	\$620,000	12/04/2020
2712/50 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$635,000	23/10/2020

This Statement of Information was prepared on: 25/02/2021