

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

1020/35 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,800

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

405/35 ALBERT ROAD MELBOURNE VIC 3004	\$443,000	05-Aug-23
1114/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$535,000	07-Jul-23
1203/81 QUEENS ROAD MELBOURNE VIC 3004	\$585,000	25-Aug-23

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: 03 January 2024



**405/35 ALBERT ROAD
 MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$443,000** Sold Date **05-Aug-23**

Distance **0km**



**1114/576-578 ST KILDA ROAD
 MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$535,000** Sold Date **07-Jul-23**

Distance **1.64km**



**1203/81 QUEENS ROAD
 MELBOURNE VIC 3004**

 1  1  -

Sold Price **\$585,000** Sold Date **25-Aug-23**

Distance **2.22km**

RS = Recent sale UN = Undisclosed Sale

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