

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

1414/35 Albert Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$640,000

&

\$695,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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 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
1	1303/35 Albert Rd MELBOURNE 3004	\$641,000	10/04/2024
2	1508/38 Albert Rd SOUTH MELBOURNE 3205	\$650,000	11/03/2024
3	805/50 Albert Rd SOUTH MELBOURNE 3205	\$661,000	25/05/2024

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 six months.~~

This Statement of Information was prepared on:

06/06/2024 09:31



Property Type: Apartment

Agent Comments

Comparable Properties



1303/35 Albert Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$641,000

Method: Private Sale

Date: 10/04/2024

Property Type: Apartment



1508/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$650,000

Method: Private Sale

Date: 11/03/2024

Property Type: Apartment



805/50 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$661,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Apartment