

# 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 1314 / 35 Albert Road MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$640,000 & \$660,000

### Median sale price

Median price \$620,000 Property type 2 Bed Unit Suburb Melbourne 3004

Period - From 01 Mar 2020 to 30 Mar 2021 Source Hometrack Australia

### 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
1215/35 Albert Road Melbourne 3004	\$635,000	22 Mar 2021
914/35 Albert Road Melbourne 3004	\$633,000	22 Jan 2021
1112/35 Albert Road Melbourne 3004	\$620,000	04 Dec 2020

**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: 11/05/2021