

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

1102/35 Albert Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$660,000

&

\$670,000

Median sale price

Median price \$480,000

House

Unit

X

Suburb Melbourne

Period - From 01/10/2018

to

31/12/2018

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	601/79 Market St SOUTH MELBOURNE 3205	\$680,000	17/10/2018
2	93/1 Riverside Quay SOUTHBANK 3006	\$650,000	27/11/2018
3	1608/80 Clarendon St SOUTHBANK 3006	\$650,000	27/11/2018

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.~~

1102/35 Albert Road, Melbourne Vic 3004



2 2 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$660,000 - \$670,000

Median Unit Price

December quarter 2018: \$480,000

Comparable Properties



601/79 Market St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$680,000

Method: Private Sale

Date: 17/10/2018

Rooms: -

Property Type: Apartment



93/1 Riverside Quay SOUTH BANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 27/11/2018

Rooms: -

Property Type: Apartment



1608/80 Clarendon St SOUTH BANK 3006 (REI)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 27/11/2018

Rooms: -

Property Type: Apartment