

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 613/35 Albert Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$532,500 Unit X Suburb Melbourne

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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
1502/35 Albert Rd MELBOURNE 3004	\$710,000	23/02/2017
75/431 St Kilda Rd MELBOURNE 3004	\$661,500	28/01/2017
301/35 Albert Rd MELBOURNE 3004	\$626,200	06/03/2017



 2
  2
  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

March quarter 2017: \$532,500

Two bedrooms (both with BIR's) with ensuite and central bathroom, 67sqm approx. internal plus 23 sqm approx. balcony, split system air-conditioning in both master bedroom and living area, impressive kitchen equipped with Miele appliances plus a dishwasher and secure car space.

Comparable Properties



1502/35 Albert Rd MELBOURNE 3004 (VG)

 2
  -
  -

Agent Comments

Situated on a higher level floor

Price: \$710,000

Method: Sale

Date: 23/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 2274 sqm approx



75/431 St Kilda Rd MELBOURNE 3004 (REI/VG)

 2
  1
  1

Agent Comments

Similar apartment in older style building

Price: \$661,500

Method: Private Sale

Date: 28/01/2017

Rooms: 3

Property Type: Apartment



301/35 Albert Rd MELBOURNE 3004 (REI/VG)

 2
  1
  1

Agent Comments

Situated on lower floor level

Price: \$626,200

Method: Private Sale

Date: 06/03/2017

Rooms: 3

Property Type: Apartment