

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 131/1 Albert Road, Melbourne Vic 3205

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$567,500 House Unit X Suburb Melbourne

Period - From 01/10/2017 to 31/12/2017 Source REIV

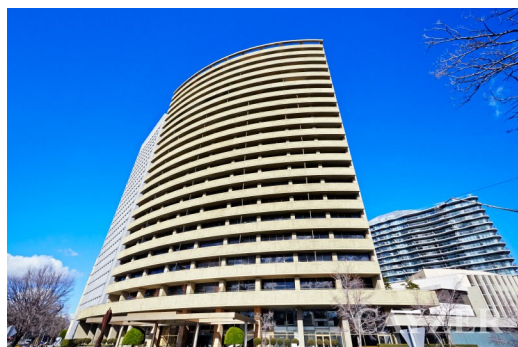
Comparable property sales (*Delete A or B below as applicable)

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 | 906/2-4 Albert RD SOUTH MELBOURNE 3205 | \$635,000 | 06/11/2017 |
| 2 | 1513/1 Queens Rd MELBOURNE 3004 | \$630,000 | 29/11/2017 |
| 3 | 71/1 Albert Rd MELBOURNE 3004 | \$550,000 | 26/09/2017 |

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.



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Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$595,000
Median Unit Price
 December quarter 2017: \$567,500

Comparable Properties

906/2-4 Albert RD SOUTH MELBOURNE 3205 (VG) Agent Comments

 1
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Price: \$635,000
Method: Sale
Date: 06/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1513/1 Queens Rd MELBOURNE 3004 (REI) Agent Comments

 1
  1
  2

Price: \$630,000
Method: Private Sale
Date: 29/11/2017
Rooms: 2
Property Type: Apartment



71/1 Albert Rd MELBOURNE 3004 (VG) Agent Comments

 1
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Price: \$550,000
Method: Sale
Date: 26/09/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit