

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 9 Durham Street, Albert Park Vic 3206

Indicative selling price

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

Single price \$1,135,000

Median sale price

Median price \$1,660,000

Property type House

Suburb Albert Park

Period - From 01/07/2020

to

30/09/2020

Source REIV

Comparable property sales

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
31 Little Page Street, Albert Park	\$1,230,000	03/11/2020
34 Iffla Street, South Melbourne	\$1,400,000	27/10/2020
24 Mills Street, Albert Park	\$1,138,500	02/10/2020

This Statement of Information was prepared on: 7 December 2020