



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1 Little Graham Street,
ALBERT PARK 3206**

Indicative selling price

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

**Range from \$1,800,000 -
\$1,980,000**

Median sale price

Median **House** for **ALBERT PARK** for period **Apr 2017 - Jun 2017**
Sourced from **REIV**.

\$2,120,000

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 the most comparable to the property for sale.

99 Merton Street, Price **\$1,900,000** Sold 27 May 2017
ALBERT PARK 3206

27 Lyell Street, Price **\$1,820,000** Sold 13 May 2017
SOUTH MELBOURNE 3205

178 Albert Street, Price **\$1,800,000** Sold 01 May 2017
PORT MELBOURNE 3207

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Contact agents

 **John Holdsworth**
Greg Hocking

03 86 44 5500
0417 318 271
jholdsworth@greghocking.com.au

GREG HOCKING
HOLDSWORTH

Greg Hocking Holdsworth

332 Montague Street,
Albert Park VIC 3206