

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

1/44 MILLS STREET ALBERT PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$859,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Flats

Suburb

Albert Park

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 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

8/81 PICKLES STREET PORT MELBOURNE VIC 3207	\$830,000	16-Nov-23
23/6 GRAHAM STREET PORT MELBOURNE VIC 3207	\$900,000	23-Jun-23
72D NAPIER STREET SOUTH MELBOURNE VIC 3205	\$930,000	19-Aug-23

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 6 months.

This Statement of Information was prepared on: 23 November 2023



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**8/81 PICKLES STREET PORT
MELBOURNE VIC 3207**

2 2 -

Sold Price ^{RS} **\$830,000** ^{UN} Sold Date **16-Nov-23**

Distance **1.21km**



**23/6 GRAHAM STREET PORT
MELBOURNE VIC 3207**

2 2 2

Sold Price **\$900,000** Sold Date **23-Jun-23**

Distance **1.26km**



**72D NAPIER STREET SOUTH
MELBOURNE VIC 3205**

2 2 1

Sold Price **\$930,000** Sold Date **19-Aug-23**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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