

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

8 Merton Place, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,955,000

Property Type House

Suburb Albert Park

Period - From 01/07/2018

to 30/06/2019

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	18 Durham St ALBERT PARK 3206	\$1,950,000	20/05/2019
2	284 Montague St SOUTH MELBOURNE 3205	\$1,785,000	15/06/2019
3	14 Greig St ALBERT PARK 3206	\$1,760,000	16/03/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 14:37

8 Merton Place, Albert Park Vic 3206

GREG HOCKING
HOLDSWORTH

Warwick Gardiner

8644 5500

0438 308 555

wgardiner@greghocking.com.au

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending June 2019: \$1,955,000



2 -

Property Type: House

Land Size: 189.95 sqm approx

Agent Comments

Comparable Properties

18 Durham St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 -

Price: \$1,950,000

Method: Private Sale

Date: 20/05/2019

Property Type: House (Res)

Land Size: 217 sqm approx



284 Montague St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2

Price: \$1,785,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House

Land Size: 175 sqm approx

14 Greig St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1

Price: \$1,760,000

Method: Private Sale

Date: 16/03/2019

Property Type: House (Res)

Land Size: 167 sqm approx

Account - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.