

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

10 Withers Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$1,915,000

Property Type House

Suburb Albert Park

Period - From 01/04/2019

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	92 Bridport St ALBERT PARK 3206	\$3,275,000	01/06/2019
2	16 Kerferd Rd ALBERT PARK 3206	\$3,025,000	09/08/2019
3	61 Kerferd Rd ALBERT PARK 3206	\$2,970,000	27/08/2019

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:

10/10/2019 16:44

Adrian Wood

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Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

June quarter 2019: \$1,915,000



3 3 1

Property Type: House (Res)

Agent Comments

Comparable Properties



92 Bridport St ALBERT PARK 3206 (REI/VG)

Agent Comments

4 2 4

Price: \$3,275,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 316 sqm approx



16 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

3 2 2

Price: \$3,025,000

Method: Private Sale

Date: 09/08/2019

Property Type: House



61 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

3 3 -

Price: \$2,970,000

Method: Private Sale

Date: 27/08/2019

Property Type: House (Res)

Land Size: 165 sqm approx