

## 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

103 Ashworth Street, Albert Park Vic 3206

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,580,000

**Median sale price**

Median price \$2,146,000

House

X

Unit

Suburb Albert Park

Period - From 01/10/2018

to

31/12/2018

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	105 Erskine St MIDDLE PARK 3206	\$1,750,000	21/12/2018
2	135 Danks St ALBERT PARK 3206	\$1,705,000	27/10/2018
3	59 Ashworth St ALBERT PARK 3206	\$1,390,000	01/12/2018

**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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 139 sqm approx

Agent Comments

## Comparable Properties



**105 Erskine St MIDDLE PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 21/12/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 199 sqm approx



**135 Danks St ALBERT PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$1,705,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** House (Res)



**59 Ashworth St ALBERT PARK 3206 (REI)**

Agent Comments



**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 171 sqm approx