

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

24 Mills Street, Albert Park Vic 3206

Indicative selling price

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

Single price

\$1,180,000

Median sale price

Median price

\$2,090,000

Property Type

House

Suburb

Albert Park

Period - From

28/07/2019

to

27/07/2020

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 | 114 Dow St PORT MELBOURNE 3207 | \$1,200,000 | 25/02/2020 |
| 2 | 65 Cobden St SOUTH MELBOURNE 3205 | \$1,176,000 | 06/03/2020 |
| 3 | 28 Young St ALBERT PARK 3206 | \$1,110,000 | 27/03/2020 |

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:

28/07/2020 11:05



2 - -

Property Type: House (Previously Occupied - Detached)

Land Size: 131Approx. sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000

Median House Price

28/07/2019 - 27/07/2020: \$2,090,000

Comparable Properties



114 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$1,200,000

Method: Sale

Date: 25/02/2020

Property Type: House (Res)

Land Size: 149 sqm approx



65 Cobden St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,176,000

Method: Private Sale

Date: 06/03/2020

Property Type: House (Res)

Land Size: 94 sqm approx



28 Young St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 1 -

Price: \$1,110,000

Method: Auction Sale

Date: 27/03/2020

Property Type: House (Res)

Land Size: 138 sqm approx