Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24 Mills Street, Albert Park Vic 3206

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|---------------|-----|-------------|-----|-----|------|--------|-------------|--|--|
| Single pric | e \$1,180,000 | | | | | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$2,090,000 | Pro | operty Type | Ηοι | lse | | Suburb | Albert Park | | |
| Period - From | 28/07/2019 | to | 27/07/2020 |) | So | urce | 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.

| Add | dress 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



Thomson:





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



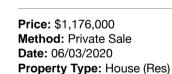
114 Dow St PORT MELBOURNE 3207 (VG)



Price: \$1,200,000 Method: Sale Date: 25/02/2020 Property Type: House (Res) Land Size: 149 sqm approx Agent Comments



65 Cobden St SOUTH MELBOURNE 3205 (REI/VG) 2 2 1 2 - Agent Comments



Land Size: 94 sqm approx

3

28 Young St ALBERT PARK 3206 (REI/VG)

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Agent Comments



Account - Thomson | P: 03 95098244 | F: 95009693



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.