

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

29 Carter Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	29 Little Page St ALBERT PARK 3206	\$1,185,000	17/11/2018
2	70 Draper St ALBERT PARK 3206	\$1,040,000	08/12/2018
3	129 Bank St SOUTH MELBOURNE 3205	\$995,000	31/12/2018

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.

29 Carter Street, Albert Park Vic 3206



2 1 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 88 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2018: \$2,146,000

Comparable Properties



29 Little Page St ALBERT PARK 3206 (REI/VG) Agent Comments

2 1 -

Price: \$1,185,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 96 sqm approx



70 Draper St ALBERT PARK 3206 (REI/VG) Agent Comments

2 1 -

Price: \$1,040,000

Method: Auction Sale

Date: 08/12/2018

Rooms: 3

Property Type: House (Res)

Land Size: 71 sqm approx



129 Bank St SOUTH MELBOURNE 3205 (REI) Agent Comments

2 1 -

Price: \$995,000

Method: Private Sale

Date: 31/12/2018

Rooms: -

Property Type: House