

# 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

2 Mills 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)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$2,271,000

Property Type House

Suburb Albert Park

Period - From 01/07/2019

to 30/09/2019

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 | 81 Little Page St ALBERT PARK 3206 | \$1,510,000 | 27/07/2019   |
| 2 | 2a Mills St ALBERT PARK 3206       | \$1,445,000 | 09/05/2019   |
| 3 | 8 Young St ALBERT PARK 3206        | \$1,315,000 | 05/10/2019   |

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:

01/11/2019 12:57

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

September quarter 2019: \$2,271,000



2 1 1

**Property Type:** Townhouse  
(Single)

**Land Size:** 127 sqm approx

**Agent Comments**

## Comparable Properties



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

2 1 -

**Price:** \$1,510,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Property Type:** House (Res)

**Land Size:** 115 sqm approx



**2a Mills St ALBERT PARK 3206 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$1,445,000

**Method:** Private Sale

**Date:** 09/05/2019

**Property Type:** House

**Land Size:** 115 sqm approx



**8 Young St ALBERT PARK 3206 (REI)** **Agent Comments**

2 1 1

**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** Townhouse (Res)