## 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

9/233 Bridport Street, Albert Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	e consumer.vic.go	ov.au/underq	uoting		
Range betweer	n \$600,000	&	\$650,	\$650,000		
Median sale p	rice					
Median price	\$1,220,000	Property Type	Unit		Suburb	Albert Park
Period - From	01/07/2023	to 30/06/2024	1	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 sixmonths 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	4/61 Canterbury Rd MIDDLE PARK 3206	\$650,000	16/03/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

27/08/2024 13:56





**Property Type:** Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending June 2024: \$1,220,000

# **Comparable Properties**



4/61 Canterbury Rd MIDDLE PARK 3206 Agent Comments (REI/VG)



Price: \$650,000 Method: Auction Sale Date: 16/03/2024 Property Type: Apartment

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.

#### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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