

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

3/44 Mills Street Albert Park VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

Unit

Suburb

Albert Park

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

101/333 Ferrars Street South Melbourne VIC 3205	\$885,000	03-Jul-19
37/333 Coventry Street South Melbourne VIC 3205	\$730,000	29-Jun-19
405/274 Coventry Street South Melbourne VIC 3205	\$870,000	25-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 14 November 2019



**101/333 Ferrars Street South
Melbourne VIC 3205**

2 2 1

Sold Price **\$885,000** Sold Date **03-Jul-19**

Distance **0.78km**



**37/333 Coventry Street South
Melbourne VIC 3205**

2 1 1

Sold Price **\$730,000** Sold Date **29-Jun-19**

Distance **1.35km**



**405/274 Coventry Street South
Melbourne VIC 3205**

2 2 1

Sold Price ^{RS} **\$870,000** ^{UN} Sold Date **25-Sep-19**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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