

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

47 WITHERS STREET, ALBERT PARK VIC 3206

Indicative selling price

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

Single price:

\$2,250,000

Median sale price

Median price

\$2,241,000

Property type

House

Suburb

ALBERT PARK VIC 3206

Period - From

27/02/2019

to

27/02/2020

Source

www.realestate.com.au

Comparable property sales

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. 100 Page Street, Albert Park Vic 3206	\$2,350,000	11/11/2019
2. 149 Kerford Road, Albert Park Vic 3206	\$2,400,000	18/11/2019
3. 183 Nelson Road, South Melbourne Vic 3205	\$2,450,100	12/11/2019

This Statement of Information was prepared on:

04/05/2020