

### 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

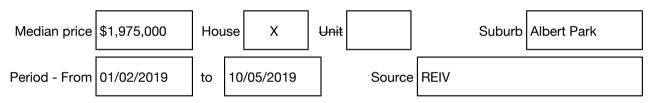
s |1 Herbert Street, Albert Park Vic 3206 d e

#### Indicative selling price

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

 Range between
 \$2,100,000
 &
 \$2,310,000

#### Median sale price\*



#### 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	102 Armstrong St MIDDLE PARK 3206	\$2,315,000	15/04/2019
2	251 Danks St ALBERT PARK 3206	\$2,000,000	12/03/2019
3	146 Canterbury Rd MIDDLE PARK 3206	\$1,975,000	23/03/2019

#### 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.

Account - Dixon Kestles South Melbourne | P: 03 96903488 | F: 03 96994581

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms: Property Type: Agent Comments Indicative Selling Price \$2,100,000 - \$2,310,000 Median House Price \* 01/02/2019 - 10/05/2019: \$1,975,000 \* Agent calculated median

## **Comparable Properties**

CANZINA	102 Armstrong St MIDDLE PARK 3206 (REI)         1       1	Agent Comments
	251 Danks St ALBERT PARK 3206 (REI) 251 Danks St ALBERT 920 Danks 320 (REI) 251 Danks St ALBERT 920 (REI) 251 Danks St ALB	Agent Comments
	146 Canterbury Rd MIDDLE PARK 3206 (REI/VG)         Image: 1       Image: 2         Image: 1       Image: 2         Price: \$1,975,000         Method: Auction Sale         Date: 23/03/2019         Rooms: -         Property Type: House (Res)         Land Size: 277 sqm approx	Agent Comments

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propertydata

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