

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

1 Herbert Street, Albert Park Vic 3206

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*

Median price \$1,975,000

House

X

Unit

Suburb

Albert Park

Period - From 01/02/2019

to

10/05/2019

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	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.



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



102 Armstrong St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$2,315,000
Method: Private Sale
Date: 15/04/2019
Rooms: 4
Property Type: House
Land Size: 233 sqm approx



251 Danks St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 12/03/2019
Rooms: 6
Property Type: House
Land Size: 275 sqm approx



146 Canterbury Rd MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$1,975,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 277 sqm approx