Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	
postocus	

Indicative selling price

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

Range between \$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$2,040,000	Pro	perty Type	House		Suburb	Albert Park
Period - From	01/10/2019	to	30/09/2020		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.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	233 Bridport St.W ALBERT PARK 3206	\$1,812,500	27/06/2020
2	32 Reed St ALBERT PARK 3206	\$1,660,000	04/07/2020
3			

OR

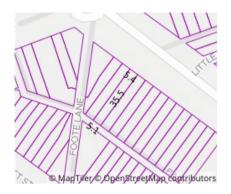
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/10/2020 16:58
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Date of sale







Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending September 2020: \$2,040,000

Comparable Properties



233 Bridport St.W ALBERT PARK 3206 (REI)

- 1 🙈

Price: \$1,812,500 **Method:** Auction Sale **Date:** 27/06/2020

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Property Type: House (Res)

Agent Comments



32 Reed St ALBERT PARK 3206 (REI/VG)

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Agent Comments

Price: \$1,660,000 **Method:** Auction Sale **Date:** 04/07/2020

Property Type: House (Res) Land Size: 144 sqm approx

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 - The Agency Albert Park | P: 03 8578 0388



