

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

40 richardson St, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,040,000

Property 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 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	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
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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



Property Type:

Agent Comments

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)

Agent Comments



Price: \$1,812,500

Method: Auction Sale

Date: 27/06/2020

Property Type: House (Res)



32 Reed St ALBERT PARK 3206 (REI/VG)

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.