

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

54 Ashworth Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,458,000 Property Type House Suburb Albert Park

Period - From 01/10/2021 to 31/12/2021 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 | 71 St Vincent St ALBERT PARK 3206 | \$2,705,000 | 10/03/2022 |
| 2 | 12 Danks St ALBERT PARK 3206 | \$2,600,000 | 26/02/2022 |
| 3 | 103 Kerferd Rd ALBERT PARK 3206 | \$2,530,000 | 30/10/2021 |

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:

17/03/2022 14:26



 3  2.5  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

December quarter 2021: \$2,458,000

Comparable Properties



71 St Vincent St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  1

Price: \$2,705,000

Method: Sold Before Auction

Date: 10/03/2022

Property Type: House



12 Danks St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  1

Price: \$2,600,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)



103 Kerferd Rd ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  -

Price: \$2,530,000

Method: Sold Before Auction

Date: 30/10/2021

Property Type: House (Res)

Land Size: 122 sqm approx

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765