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Rooms: 5
Property Type: Victorian Terrace
Land Size: Approx. 184m2 sqm
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,850,000
Median House Price
 March quarter 2017: \$1,925,000

Comparable Properties



129 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,900,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 209 sqm



34 Richardson St ALBERT PARK 3206 (REI)

Agent Comments

3 1 1

Approx. 203m2 of land.

Price: \$1,801,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House (Res)



107 Graham St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,740,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 3
Property Type: House (Res)
Land Size: 170 sqm

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

99 Merton Street, Albert Park Vic 3206

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,925,000

House

X

Suburb

Albert Park

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
129 Kerferd Rd ALBERT PARK 3206	\$1,900,000	18/03/2017
34 Richardson St ALBERT PARK 3206	\$1,801,000	25/02/2017
107 Graham St ALBERT PARK 3206	\$1,740,000	18/02/2017