

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

31 St Vincent Place South, Albert Park Vic 3206

Indicative selling price

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

Single price

\$5,800,000

Median sale price

Median price

\$2,030,000

House

X

Unit

Suburb

Albert Park

Period - From

01/04/2018

to

31/03/2019

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		
2		
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.

31 St Vincent Place South, Albert Park Vic 3206

GREG HOCKING
HOLDSWORTH

Simon Gowling

03 8644 5500

0422 234 644

sgowling@greghocking.com.au

Indicative Selling Price

\$5,800,000

Median House Price

Year ending March 2019: \$2,030,000



4 3 1

Rooms:

Property Type: House (Res)

Land Size: 465 sqm approx

Agent Comments

Comparable Properties

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.