# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	89 Little Page Street, Albert Park Vic 3206
Including suburb and	

	89 Little Page Street, Albert Park Vic 3206
Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

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

Range between	\$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$2,243,000	Pro	perty Type	House		Suburb	Albert Park
Period - From	01/04/2023	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	134 Victoria Av ALBERT PARK 3206	\$1,500,000	20/09/2023
2			
3			

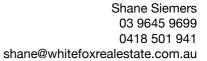
OR

В\* 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:	09/10/2023 11:43



### WHITEFOX



**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price** June quarter 2023: \$2,243,000

Agent Comments





# Comparable Properties



134 Victoria Av ALBERT PARK 3206 (REI)

**—** 2

Price: \$1,500,000

Method: Sold Before Auction Date: 20/09/2023

Property Type: House (Res) Land Size: 141 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 - Whitefox Real Estate | P: 96459699



