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

15 Mills Street, Albert Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,500,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$2,243,750	Pro	operty Type	Hous	se		Suburb	Albert Park
Period - From	18/10/2020	to	17/10/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Nimmo St MIDDLE PARK 3206	\$2,736,250	08/06/2021
2	65 Bridport St SOUTH MELBOURNE 3205	\$2,700,000	10/10/2021
3	160 Bank St SOUTH MELBOURNE 3205	\$2,700,000	23/06/2021

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:

18/10/2021 10:03



RT Edgar





Property Type: House Agent Comments

Indicative Selling Price \$2,500,000 - \$2,700,000 **Median House Price** 18/10/2020 - 17/10/2021: \$2,243,750

Comparable Properties



23 Nimmo St MIDDLE PARK 3206 (VG) '⇔ . 3

Agent Comments

Agent Comments

Price: \$2,736,250 Method: Sale Date: 08/06/2021 Property Type: House - Attached House N.E.C. Land Size: 148 sqm approx



65 Bridport St SOUTH MELBOURNE 3205 (REI)



Price: \$2,700.000 Method: Auction Sale Date: 10/10/2021 Property Type: House (Res)



160 Bank St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$2,700.000 Method: Private Sale Date: 23/06/2021 Rooms: 6 Property Type: House - Terrace Land Size: 259 sqm approx

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545





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