

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,700,000

### Median sale price

Median price \$2,243,750

Property Type House

Suburb Albert Park

Period - From 18/10/2020

to

17/10/2021

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	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



3   
 2   
 1

**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)**

**Agent Comments**

3   
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**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)**

**Agent Comments**

4   
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**Price:** \$2,700,000  
**Method:** Auction Sale  
**Date:** 10/10/2021  
**Property Type:** House (Res)



**160 Bank St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

4   
 2   
 2

**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