

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

18 Herbert Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,135,000

House

X

Unit

Suburb

Albert Park

Period - From 01/01/2018

to

31/12/2018

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	179 Richardson St MIDDLE PARK 3206	\$1,865,000	27/10/2018
2	6 Erskine St ALBERT PARK 3206	\$1,705,000	28/07/2018
3	38 Young St ALBERT PARK 3206	\$1,700,000	21/08/2018

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.



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Rooms:

Property Type: House (Res)

Land Size: 169 sqm approx

Agent Comments

Comparable Properties



179 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3 1 1

Price: \$1,865,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 171 sqm approx



6 Erskine St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,705,000

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 173 sqm approx

38 Young St ALBERT PARK 3206 (VG)

Agent Comments

2 - -

Price: \$1,700,000

Method: Sale

Date: 21/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 212 sqm approx