

Simon Gowling 03 8644 5500 0422 234 644 sgowling@greghocking.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	18 Herbert Street, Albert Park Vic 3206
Including suburb and	
postcode	

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	Hou	ıse 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)

Α* 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

Ad	dress 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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Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** Year ending December 2018: \$2,135,000





Rooms:

Property Type: House (Res) Land Size: 169 sgm approx

Agent Comments

Comparable Properties



179 Richardson St MIDDLE PARK 3206 (REI/VG)



Price: \$1,865,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: House (Res) Land Size: 171 sqm approx

Agent Comments



6 Erskine St ALBERT PARK 3206 (REI/VG)





Price: \$1,705,000 Method: Auction Sale Date: 28/07/2018 Rooms: -

Property Type: House (Res) Land Size: 173 sqm approx

Agent Comments

38 Young St ALBERT PARK 3206 (VG)





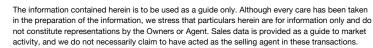
Price: \$1,700,000 Method: Sale Date: 21/08/2018 Rooms: -

Property Type: House (Res) Land Size: 212 sqm approx

Agent Comments

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