

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

92 Page Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$7,000,000

&

\$7,500,000

Median sale price

Median price \$2,005,000

Property Type House

Suburb Albert Park

Period - From 16/01/2019

to

15/01/2020

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 | 119 Ashworth St ALBERT PARK 3206 | \$7,250,000 | 11/12/2019 |
| 2 | | | |
| 3 | | | |

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:

16/01/2020 11:36



Property Type: House (Previously Occupied - Detached)

Land Size: 598 sqm approx

Agent Comments

Comparable Properties



119 Ashworth St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$7,250,000

Method: Private Sale

Date: 11/12/2019

Property Type: House

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.