

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

179A VICTORIA AVENUE ALBERT PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,187,500

Property type

House

Suburb

Albert Park

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

10/64 VICTORIA AVENUE ALBERT PARK VIC 3206	\$2,330,000	15-Aug-24
54 ST VINCENT STREET ALBERT PARK VIC 3206	\$2,040,000	22-May-24
5 HENDERSON STREET SOUTH MELBOURNE VIC 3205	\$1,980,000	06-Aug-24

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 6 months.

This Statement of Information was prepared on: 02 October 2024

**10/64 VICTORIA AVENUE ALBERT
PARK VIC 3206**

3 2 1

Sold Price

\$2,330,000

Sold Date

15-Aug-24

Distance

0.48km**54 ST VINCENT STREET ALBERT
PARK VIC 3206**

3 2 1

Sold Price

\$2,040,000

Sold Date

22-May-24

Distance

0.72km**5 HENDERSON STREET SOUTH
MELBOURNE VIC 3205**

3 2 1

Sold Price

^{RS}\$1,980,000^{UN}

Sold Date

06-Aug-24

Distance

0.74km**RS** = Recent sale**UN** = Undisclosed Sale

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