

# 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 5/56-58 St Vincent Place North, 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 \$650,000 & \$700,000

### Median sale price

Median price \$925,000 Property Type Unit Suburb Albert Park

Period - From 29/10/2023 to 28/10/2024 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	52/85 Rouse St PORT MELBOURNE 3207	\$682,500	28/08/2024
2	1513/1 Queens Rd MELBOURNE 3004	\$670,000	24/06/2024
3	1302/14 Queens Rd MELBOURNE 3004	\$700,000	14/05/2024

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: 29/10/2024 09:08



🛏 1 🚗 1 🚗 0

Rooms: 4  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$650,000 - \$700,000  
Median Unit Price  
29/10/2023 - 28/10/2024: \$925,000

## Comparable Properties



52/85 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

🛏 1 🚗 1 🚗 2

Price: \$682,500  
Method: Private Sale  
Date: 28/08/2024  
Property Type: Apartment



1513/1 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

🛏 1 🚗 1 🚗 2

Price: \$670,000  
Method: Private Sale  
Date: 24/06/2024  
Property Type: Apartment



1302/14 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

🛏 1 🚗 1 🚗 1

Price: \$700,000  
Method: Private Sale  
Date: 14/05/2024  
Property Type: Unit