



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**47 Graham Street,  
ALBERT PARK 3206**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,800,000 - \$1,900,000**

### Median sale price

Median **House** for **ALBERT PARK** for period **Oct 2017 - Dec 2017**

Sourced from **REIV**.

**\$1,950,000**

### Comparable property sales

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 the most comparable to the property for sale.

**23 Faussett Street,**  
Albert Park 3206

**Price \$1,910,000** Sold 02  
September 2017

**28 Draper Street,**  
Albert Park 3206

**Price \$1,900,000** Sold 04  
January 2018

**15 Legon Street,**  
Port Melbourne 3207

**Price \$1,830,000** Sold 03  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Greg Hocking Holdsworth

332 Montague Street,  
Albert Park VIC 3206

### Contact agents



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**GREG HOCKING**  
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