

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

11/140 Kerferd Road, Albert Park Vic 3206

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$960,000

House

Unit

X

Suburb

Albert Park

Period - From

01/01/2018

to

31/12/2018

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	305/19 Pickles St PORT MELBOURNE 3207	\$620,000	08/03/2019
2	5/27-29 York St ST KILDA WEST 3182	\$620,000	23/02/2019
3	8/109 Ross St PORT MELBOURNE 3207	\$600,000	13/02/2019

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.

11/140 Kerferd Road, Albert Park Vic 3206

GREG HOCKING
HOLDSWORTH

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2018: \$960,000



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



305/19 Pickles St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 08/03/2019

Rooms: -

Property Type: Apartment



5/27-29 York St ST KILDA WEST 3182 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment



8/109 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 13/02/2019

Rooms: 3

Property Type: Apartment