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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

81 Little Page Street Albert Park VIC 3206

 2  1  -

### Indicative Selling Price

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

Range between \$1,300,000 & \$1,375,000

### Median Sale Price

\$1,760,000 Houses in Albert park between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### Comparable Property Sales

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.



**174 Richardson Street Albert Park VIC 3206**

 2  2  -

Sold Price

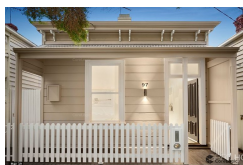
**\$1,470,000**

Sold Date

**01-Jun-19**

Distance

**0.17km**



**97 Danks Street Albert Park VIC 3206**

 3  2  1

Sold Price

**\$1,700,000**

Sold Date

**25-May-19**

Distance

**0.69km**



**1 Withers Street Albert Park VIC 3206**

 2  1  1

Sold Price

**\$1,203,000**

Sold Date

**09-Mar-19**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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