

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 92 Bridport St ALBERT PARK 3206 | \$3,337,000 | 17/11/2018 |
| 2 49 Beaconsfield Pde ALBERT PARK 3206 | \$2,605,000 | 16/02/2019 |
| 3 56 Victoria Av ALBERT PARK 3206 | \$2,950,000 | 09/02/2019 |

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.~~



3
 1
 2
 2

Rooms: 7
Property Type: House
Land Size: 272 sqm approx
Agent Comments

Indicative Selling Price
 \$2,750,000 - \$3,000,000
Median House Price
 December quarter 2018: \$2,146,000

Comparable Properties

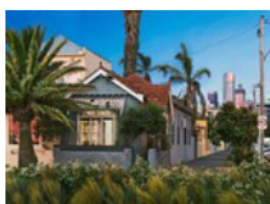


92 Bridport St ALBERT PARK 3206 (REI)

Agent Comments

4
 1
 4

Price: \$3,337,000
Method: Auction Sale
Date: 17/11/2018
Rooms: 5
Property Type: House - Terrace



49 Beaconsfield Pde ALBERT PARK 3206 (REI)

Agent Comments

3
 1
 -

Price: \$2,605,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)



56 Victoria Av ALBERT PARK 3206 (REI)

Agent Comments

4
 3
 2

Price: \$2,950,000
Method: Auction Sale
Date: 09/02/2019
Rooms: -
Property Type: House (Res)