



Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sa | E |
|----------|---------|--------|---|
|----------|---------|--------|---|

| Including subur | dress b and tcode | Street, Albert Park | v Vic 3206 | |
|------------------|-------------------------|---------------------|---------------|--------------------|
| ndicative sellir | ng price | | | |
| or the meaning o | of this price see co | nsumer.vic.gov.au | /underquoting | |
| Range between | \$2,750,000 | & | \$3,000,000 | |
| Median sale pri | ce | | | |
| Median price | 62,146,000 H | ouse X | Unit | Suburb Albert Park |
| Period - From 0 | 01/10/2018 to | 31/12/2018 | Source BEI | ı |

Comparable property sales (*Delete A or B below as applicable)

Α* 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 |
|------------|------------|----------|
|------------|------------|----------|

| 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

Account - Cayzer | P: 03 9646 0812





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



← 4

Agent Comments

Price: \$3,337,000 Method: Auction Sale Date: 17/11/2018

Rooms: 5

Property Type: House - Terrace



49 Beaconsfield Pde ALBERT PARK 3206



Price: \$2,605,000 Method: Auction Sale Date: 16/02/2019

Rooms:

Property Type: House (Res)



Account - Cayzer | P: 03 9646 0812

56 Victoria Av ALBERT PARK 3206 (REI)





Price:\$2,950,000 Method: Auction Sale Date: 09/02/2019

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

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