

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 87 Richardson Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,600,000 & \$2,850,000

Median sale price

Median price \$2,271,000 Property Type House Suburb Albert Park

Period - From 01/07/2019 to 30/09/2019 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	61 Kerferd Rd ALBERT PARK 3206	\$2,970,000	27/08/2019
2	10 Mcgregor St MIDDLE PARK 3206	\$2,705,000	01/06/2019
3	85 Richardson St ALBERT PARK 3206	\$2,380,000	05/07/2019

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.~~

This Statement of Information was prepared on: 21/10/2019 11:33



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Property Type: House
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,850,000

Median House Price
September quarter 2019: \$2,271,000

Comparable Properties



61 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,970,000
Method: Private Sale
Date: 27/08/2019
Property Type: House (Res)
Land Size: 165 sqm approx



10 Mcgregor St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,705,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 178 sqm approx



85 Richardson St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,380,000
Method: Private Sale
Date: 05/07/2019
Property Type: House (Res)
Land Size: 158 sqm approx