

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

7/64 Victoria Avenue, Albert Park Vic 3206

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$777,625 House Unit X Suburb Albert Park

Period - From 01/10/2017 to 30/09/2018 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	41/2 Esplanade West PORT MELBOURNE 3207	\$685,000	08/12/2018
2	202/1 Danks St PORT MELBOURNE 3207	\$665,000	19/07/2018
3	21/3 Seisman PI PORT MELBOURNE 3207	\$657,500	08/12/2018

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.



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Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

41/2 Esplanade West PORT MELBOURNE 3207 (REI) **Agent Comments**

1 1 1

Price: \$685,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: Apartment



202/1 Danks St PORT MELBOURNE 3207 (VG) **Agent Comments**

1 - -

Price: \$665,000

Method: Sale

Date: 19/07/2018

Rooms: -

Property Type: Strata Unit/Flat



21/3 Seisman PI PORT MELBOURNE 3207 (REI) **Agent Comments**

1 1 2

Price: \$657,500

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: Apartment