



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**42 Reed St,  
ALBERT PARK 3206**

House

3 beds

3 baths

GREG HOCKING

### Indicative selling price

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

**Range \$1,700,000 - \$1,800,000**

### Median sale price

Median **House** for **ALBERT PARK** for period **Jan 2017 - Dec 2017**

Sourced from REIV.

**\$2,120,000**

### Comparable property sales

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 the most comparable to the property for sale.

**123 Neville Street,**  
Middle Park 3206

**Price \$1,712,000** Sold 24  
February 2018

**45 Erskine Street,**  
Middle Park 3206

**Price \$1,711,000** Sold 24  
February 2018

**103 Ashworth Street,**  
Albert Park 3206

**Price \$1,650,000** Sold 03  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Greg Hocking Holdsworth

332 Montague Street,  
Albert Park VIC 3206

### Contact agents



**Simon Gowling**  
Greg Hocking

03 8644 5500  
0422 234 644  
[sgowling@grehocking.com.au](mailto:sgowling@grehocking.com.au)



**Max Mercuri**  
Greg Hocking

03 8644 5500  
0431 043 723  
[mmercuri@grehocking.com.au](mailto:mmercuri@grehocking.com.au)

**GREG HOCKING**  
HOLDSWORTH