

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

149 Kerferd Road, Albert Park Vic 3206

Indicative selling price

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

Single price \$2,350,000

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	10 McGregor St MIDDLE PARK 3206	\$2,705,000	01/06/2019
2	176 Kerferd Rd ALBERT PARK 3206	\$2,532,500	29/06/2019
3	67 Kerferd Rd ALBERT PARK 3206	\$2,271,000	17/08/2019

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:

04/11/2019 10:44



 3  1  1

Property Type: House
Agent Comments

Indicative Selling Price
\$2,350,000

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

Comparable Properties



10 Mcgregor St MIDDLE PARK 3206 (REI/VG) **Agent Comments**

 4  2  -

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



176 Kerferd Rd ALBERT PARK 3206 (REI/VG) **Agent Comments**

 4  2  2

Price: \$2,532,500
Method: Auction Sale
Date: 29/06/2019
Property Type: House (Res)
Land Size: 230 sqm approx



67 Kerferd Rd ALBERT PARK 3206 (REI) **Agent Comments**

 3  2  1

Price: \$2,271,000
Method: Auction Sale
Date: 17/08/2019
Property Type: House (Res)
Land Size: 216 sqm approx