

# 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

116 Graham Street, Albert Park Vic 3206

### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$2,125,000 Property Type House Suburb Albert Park

Period - From 15/06/2020 to 14/06/2021 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	58 Ross St PORT MELBOURNE 3207	\$1,280,000	27/05/2021
2	1 Kerferd PI ALBERT PARK 3206	\$1,325,000	08/05/2021
3	3 Little Ogrady St ALBERT PARK 3206	\$1,300,000	05/05/2021

**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:

15/06/2021 11:24



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 131 sqm approx

Agent Comments

## Comparable Properties



**58 Ross St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 27/05/2021

**Property Type:** House



**1 Kerferd Pl ALBERT PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)

**Land Size:** 100 sqm approx



**3 Little Ogrady St ALBERT PARK 3206 (REI)**

Agent Comments



**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 05/05/2021

**Property Type:** House