

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	126 Victoria Avenue, Albert Park Vic 3206
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Indicative selling price

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

Single price	\$2,300,000
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Median sale price

Median price	\$2,000,000	House	X	Unit		Suburb	Albert Park
Period - From	01/04/2018	to	30/06/2018	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	51 Raglan St PORT MELBOURNE 3207	\$2,356,000	15/05/2018
2	48 Page St ALBERT PARK 3206	\$2,250,000	26/05/2018
3	91 Merton St ALBERT PARK 3206	\$2,150,000	18/06/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$2,300,000
Median House Price
June quarter 2018: \$2,000,000

Comparable Properties



51 Raglan St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$2,356,000
Method: Sold Before Auction
Date: 15/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 275 sqm approx



48 Page St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$2,250,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 5
Property Type: House
Land Size: 140 sqm approx



91 Merton St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,150,000
Method: Sold After Auction
Date: 18/06/2018
Rooms: -
Property Type: House