

# 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

10 Kerferd Road, 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 \$1,995,000

&

\$2,194,500

### Median sale price

Median price \$1,980,000

Property Type House

Suburb Albert Park

Period - From 02/11/2019

to

01/11/2020

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.

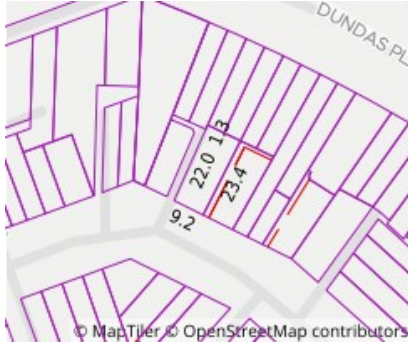
	Address of comparable property	Price	Date of sale
1	26 Faussett St ALBERT PARK 3206	\$2,220,000	12/10/2020
2	102 Merton St ALBERT PARK 3206	\$1,955,000	17/06/2020
3	16 Withers St ALBERT PARK 3206	\$1,800,000	23/10/2020

**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:

02/11/2020 12:42



Property Type:

Agent Comments

Indicative Selling Price

\$1,995,000 - \$2,194,500

Median House Price

02/11/2019 - 01/11/2020: \$1,980,000

## Comparable Properties



26 Faussett St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,220,000

Method: Sold Before Auction

Date: 12/10/2020

Property Type: House (Res)



102 Merton St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,955,000

Method: Private Sale

Date: 17/06/2020

Property Type: House (Res)

Land Size: 147 sqm approx



16 Withers St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 23/10/2020

Property Type: House (Res)