

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

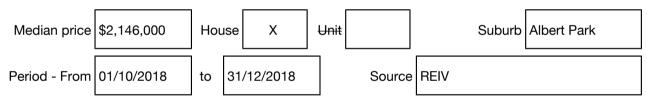
ss 56 Herbert Street, Albert Park Vic 3206 nd de

Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,200,000

Median sale price



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	137 Eastern Rd SOUTH MELBOURNE 3205	\$1,200,000	23/03/2019
2	29 Little Page St ALBERT PARK 3206	\$1,185,000	17/11/2018
3	29 Carter St ALBERT PARK 3206	\$1,175,000	20/03/2019

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.

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata







Rooms: Property Type: Townhouse (Res) Land Size: 133 sqm approx Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2018: \$2,146,000

Comparable Properties



137 Eastern Rd SOUTH MELBOURNE 3205 (REI)



Price: \$1,200,000 Method: Auction Sale Date: 23/03/2019 Rooms: -Property Type: House (Res) Agent Comments



29 Little Page St ALBERT PARK 3206 (REI/VG) Agent Comments



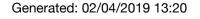
Price: \$1,185,000 Method: Auction Sale Date: 17/11/2018 Rooms: -Property Type: House (Res) Land Size: 96 sqm approx

29 Carter St ALBERT PARK 3206 (REI)



Price: \$1,175,000 Method: Sold Before Auction Date: 20/03/2019 Rooms: -Property Type: House Land Size: 88 sqm approx Agent Comments

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