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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

56 Herbert Street, Albert Park Vic 3206

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

Median price \$2,146,000

House

X

Unit

Suburb

Albert Park

Period - From 01/10/2018

to

31/12/2018

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	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.



Rooms:
Property Type: Townhouse (Res)
Land Size: 133 sqm approx
Agent Comments

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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)

Agent Comments



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



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)

Agent Comments



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