

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

100 Richardson Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$2,240,000

Property Type House

Suburb Albert Park

Period - From 24/03/2019

to

23/03/2020

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	25 Nimmo St MIDDLE PARK 3206	\$1,620,000	19/10/2019
2	18 Finlay St ALBERT PARK 3206	\$1,616,000	30/11/2019
3	33 Withers St ALBERT PARK 3206	\$1,560,000	29/02/2020

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:

24/03/2020 14:07



2 1 1

Property Type: House (Res)

Land Size: 166 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

24/03/2019 - 23/03/2020: \$2,240,000

Comparable Properties



25 Nimmo St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3 1 -

Price: \$1,620,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 147 sqm approx



18 Finlay St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,616,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 130 sqm approx



33 Withers St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,560,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)