

# 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

233 Bridport Street West, 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 \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$2,100,000

Property Type House

Suburb Albert Park

Period - From 22/05/2019

to

21/05/2020

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	98 Harold St MIDDLE PARK 3206	\$1,829,000	05/12/2019
2	4 Greig St ALBERT PARK 3206	\$1,710,000	02/04/2020
3	100 Richardson St ALBERT PARK 3206	\$1,702,000	23/04/2020

**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:

22/05/2020 14:21

Adrian Wood

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**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

22/05/2019 - 21/05/2020: \$2,100,000



2 1 0

**Property Type:** House (Res)

**Land Size:** 178 sqm approx

Agent Comments

## Comparable Properties



**98 Harold St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,829,000

**Method:** Private Sale

**Date:** 05/12/2019

**Property Type:** House (Res)

**Land Size:** 155 sqm approx



**4 Greig St ALBERT PARK 3206 (REI)**

Agent Comments

3 1 1

**Price:** \$1,710,000

**Method:** Sold Before Auction

**Date:** 02/04/2020

**Property Type:** House (Res)



**100 Richardson St ALBERT PARK 3206 (REI)**

Agent Comments

2 1 1

**Price:** \$1,702,000

**Method:** Private Sale

**Date:** 23/04/2020

**Property Type:** House (Res)