

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

28 Little Page Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Albert Park

Period - From

01/07/2023

to

30/06/2024

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	29 Little Page St ALBERT PARK 3206	\$1,215,000	01/06/2024
2	62 Brooke St ALBERT PARK 3206	\$1,205,000	01/06/2024
3	12 Little Ogrady St ALBERT PARK 3206	\$1,200,000	12/03/2024

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:

09/09/2024 11:08



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2024: \$2,100,000

Comparable Properties



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

 2
  1
  -

Price: \$1,215,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 96 sqm approx

62 Brooke St ALBERT PARK 3206 (REI)

Agent Comments

 2
  1
  2

Price: \$1,205,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)



12 Little Ogrady St ALBERT PARK 3206 (VG) **Agent Comments**

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Price: \$1,200,000

Method: Sale

Date: 12/03/2024

Property Type: House - Attached House N.E.C.

Land Size: 98 sqm approx

Account - Marshall White | P: 03 9822 9999