

# 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 88 Victoria Avenue, 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 \$3,850,000 & \$4,050,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Albert Park

Period - From 19/06/2023 to 18/06/2024 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	46 Canterbury Rd MIDDLE PARK 3206	\$4,225,000	19/04/2024
2	39 Herbert St MIDDLE PARK 3206	\$4,000,000	03/04/2024
3	82 Kerferd Rd ALBERT PARK 3206	\$3,750,000	16/03/2024

**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: 19/06/2024 13:56



3   2   2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 240 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$3,850,000 - \$4,050,000  
**Median House Price**  
19/06/2023 - 18/06/2024: \$2,150,000

## Comparable Properties



**46 Canterbury Rd MIDDLE PARK 3206 (REI)**   [Agent Comments](#)

4   2   1

**Price:** \$4,225,000  
**Method:** Sold Before Auction  
**Date:** 19/04/2024  
**Property Type:** House (Res)  
**Land Size:** 349 sqm approx



**39 Herbert St MIDDLE PARK 3206 (REI)**   [Agent Comments](#)

3   2   1

**Price:** \$4,000,000  
**Method:** Private Sale  
**Date:** 03/04/2024  
**Property Type:** House (Res)



**82 Kerferd Rd ALBERT PARK 3206 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$3,750,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 390 sqm approx

**Account - RT Edgar Albert Park** | P: 03 9699 7222 | F: 03 9699 4545