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

43 Kerferd Road, Albert Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$2,480,000	Pro	operty Type	Hou	se		Suburb	Albert Park
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	260 Bridport St.W ALBERT PARK 3206	\$1,825,000	11/09/2024
2	62 Hambleton St MIDDLE PARK 3206	\$1,820,000	07/09/2024
3	72 Danks St ALBERT PARK 3206	\$1,780,000	25/05/2024

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:

08/11/2024 10:16









Property Type: House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price September quarter 2024: \$2,480,000

Comparable Properties



260 Bridport St.W ALBERT PARK 3206 (REI)



Price: \$1,825,000 Method: Private Sale Date: 11/09/2024 Property Type: House

62 Hambleton St MIDDLE PARK 3206 (REI) Agent Comments



Price: \$1,820,000 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res)

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72 Danks St ALBERT PARK 3206 (REI/VG)



63.

Agent Comments

Agent Comments

Price: \$1,780,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 144 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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