

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

161 Kerferd Road, Albert Park Vic 3206

Indicative selling price

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

Range between \$3,450,000 & \$3,650,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Albert Park

Period - From 01/10/2024 to 31/12/2024 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	99 Beaconsfield Pde ALBERT PARK 3206	\$3,725,000	01/11/2024
2			
3			

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:

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Property Type: House
Land Size: 192 sqm approx
Agent Comments

Indicative Selling Price
\$3,450,000 - \$3,650,000
Median House Price
December quarter 2024: \$2,302,500

Comparable Properties



99 Beaconsfield Pde ALBERT PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$3,725,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House

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.