

# 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 118 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)

Single price  or range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$2,100,000 Property type House Suburb Albert Park  
Period - From 30/07/2023 to 29/07/2024 Source pdol

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 59 Barrett Street, Albert Park	\$2,510,000	21/02/2024
2 45 Graham Street, Albert Park	\$2,570,000	16/02/2024
3 62 Danks Street, Albert Park	\$2,750,000	18/02/2024

This Statement of Information was prepared on: 30/07/2024

