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

20 Boyd Street, Albert Park Vic 3206

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

| Median price | $1,995,000 | Property Type | House | Suburb | Albert Park |

| Period - From | 01/10/2023 | to | 31/12/2023 | 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	56 Hambleton St MIDDLE PARK 3206	$1,800,000	28/10/2023
2	247 Bridport St ALBERT PARK 3206	$1,715,000	18/11/2023
3	240 Danks St ALBERT PARK 3206	$1,705,000	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: 04/04/2024 09:29

🛏 **2**   🛁 **1**   🚗

Property Type: House
Agent Comments

Comparable Properties

56 Hambleton St MIDDLE PARK 3206 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **-**

Price: $1,800,000
Method: Private Sale
Date: 28/10/2023
Property Type: House
Land Size: 132 sqm approx

Agent Comments

247 Bridport St ALBERT PARK 3206 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $1,715,000
Method: Sale
Date: 18/11/2023
Property Type: House - Attached House N.E.C.
Land Size: 180 sqm approx

Agent Comments

240 Danks St ALBERT PARK 3206 (REI)

🛏 **2**   🛁 **1**   🚗 **-**

Price: $1,705,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments

Account - Cayzer | P: 03 9699 5999