

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

6/168-174 VICTORIA AVENUE ALBERT PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$739,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,245,000

Property type

House

Suburb

Albert Park

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
11/168-174 VICTORIA AVENUE ALBERT PARK VIC 3206	\$730,000	05-Apr-24

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 6 months.

This Statement of Information was prepared on: 13 July 2024



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**11/168-174 VICTORIA AVENUE
ALBERT PARK VIC 3206**

- -

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **05-Apr-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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