

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

4 Boyd Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$2,420,000

Property Type House

Suburb Albert Park

Period - From 01/07/2022

to 30/06/2023

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	66 Richardson St ALBERT PARK 3206	\$2,100,000	12/08/2023
2	224 Richardson St MIDDLE PARK 3206	\$1,810,000	09/08/2023
3	15 Barrett St ALBERT PARK 3206	\$1,800,000	07/04/2023

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:

18/08/2023 08:23



 2  1  1

Property Type: House
Land Size: 167 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending June 2023: \$2,420,000

Comparable Properties



66 Richardson St ALBERT PARK 3206 (REI)

Agent Comments

 2  1  1

Price: \$2,100,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 185 sqm approx



224 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

 2  1  1

Price: \$1,810,000
Method: Sold Before Auction
Date: 09/08/2023
Property Type: House (Res)
Land Size: 145 sqm approx



15 Barrett St ALBERT PARK 3206 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,800,000
Method: Private Sale
Date: 07/04/2023
Property Type: House (Res)
Land Size: 144 sqm approx

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