## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$2,420,000	Pro	operty Type	Hou	se		Suburb	Albert Park
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress 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







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)



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

Agent Comments



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

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

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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