

# 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 85 Richardson Street, 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 \$2,800,000

### Median sale price

Median price \$2,125,000

Property Type House

Suburb Albert Park

Period - From 01/10/2023

to 30/09/2024

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	6 Reed St ALBERT PARK 3206	\$2,450,000	08/07/2024
2	66 Hambleton St MIDDLE PARK 3206	\$2,460,000	25/05/2024
3			

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:

27/10/2024 19:57



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,800,000

**Median House Price**

Year ending September 2024: \$2,125,000

## Comparable Properties



**6 Reed St ALBERT PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 08/07/2024

**Property Type:** House (Res)

**Land Size:** 140 sqm approx



**66 Hambleton St MIDDLE PARK 3206 (REI/VG)** Agent Comments



**Price:** \$2,460,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** House

**Land Size:** 132 sqm approx

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.

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