

# 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

64 Page 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)

Range between \$2,300,000 & \$2,530,000

### Median sale price

Median price \$2,128,000 Property Type House Suburb Albert Park

Period - From 01/04/2023 to 31/03/2024 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	47 Draper St ALBERT PARK 3206	\$2,412,000	18/12/2023
2	16 Tribe St SOUTH MELBOURNE 3205	\$2,510,000	11/11/2023
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:

01/05/2024 16:04



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**Property Type:** House (Res)

**Land Size:** 159 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,300,000 - \$2,530,000

**Median House Price**

Year ending March 2024: \$2,128,000

## Comparable Properties

47 Draper St ALBERT PARK 3206 (REI)

Agent Comments

-   -   -

**Price:** \$2,412,000

**Method:**

**Date:** 18/12/2023

**Property Type:** House

16 Tribe St SOUTH MELBOURNE 3205 (REI)

Agent Comments

-   -   -

**Price:** \$2,510,000

**Method:**

**Date:** 11/11/2023

**Property Type:** House

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.

Account - Marshall White | P: 03 9822 9999