

# 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)

Single price \$2,695,000

### 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	55 Barrett St ALBERT PARK 3206	\$2,765,000	26/03/2024
2	62 Danks St ALBERT PARK 3206	\$2,750,000	18/02/2024
3	266 Bridport St.W ALBERT PARK 3206	\$2,700,000	10/05/2024

**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:

01/06/2024 14:40



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price

\$2,695,000

Median House Price

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

## Comparable Properties



55 Barrett St ALBERT PARK 3206 (REI)

Agent Comments

3 2 1

Price: \$2,765,000

Method: Private Sale

Date: 26/03/2024

Property Type: House



62 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$2,750,000

Method: Sold Before Auction

Date: 18/02/2024

Property Type: House (Res)

Land Size: 165 sqm approx



266 Bridport St.W ALBERT PARK 3206 (REI)

Agent Comments

3 2 2

Price: \$2,700,000

Method: Private Sale

Date: 10/05/2024

Property Type: House

Account - Marshall White | P: 03 9822 9999