

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 55 Moubray Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,245,000 Property Type House Suburb Albert Park

Period - From 21/08/2023 to 20/08/2024 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	17 Mills St ALBERT PARK 3206	\$2,480,000	10/08/2024
2	165 Kerferd Rd ALBERT PARK 3206	\$2,670,000	27/07/2024
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: 21/08/2024 18:19

55 Moubray Street, Albert Park Vic 3206

Tony Gaudry

03 9646 4444

0417 169 560

tgaudry@chisholmgamon.com.au



 4  1  0

Property Type: House
Land Size: 144 sqm approx
Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

21/08/2023 - 20/08/2024: \$2,245,000

Comparable Properties



17 Mills St ALBERT PARK 3206 (REI)

Agent Comments

 3  1  1

Price: \$2,480,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)



165 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

 4  2  1

Price: \$2,670,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 159 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 - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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