

# 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 50 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)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,346,250 Property Type House Suburb Albert Park

Period - From 01/10/2022 to 31/12/2022 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	141 Richardson St MIDDLE PARK 3206	\$2,100,000	05/11/2022
2	7 Merton Pl ALBERT PARK 3206	\$1,840,000	17/09/2022
3	161 Danks St ALBERT PARK 3206	\$1,800,000	12/11/2022

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: 21/02/2023 12:42



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**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 December quarter 2022: \$2,346,250

## Comparable Properties



**141 Richardson St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

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**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 05/11/2022  
**Property Type:** House  
**Land Size:** 217 sqm approx



**7 Merton Pl ALBERT PARK 3206 (REI/VG)**

Agent Comments

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**Price:** \$1,840,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 160 sqm approx



**161 Danks St ALBERT PARK 3206 (REI/VG)**

Agent Comments

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**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 12/11/2022  
**Property Type:** House (Res)  
**Land Size:** 146 sqm approx

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