

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

114 Page Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,420,000 Property Type House Suburb Albert Park

Period - From 01/10/2019 to 31/12/2019 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	183 Nelson Rd SOUTH MELBOURNE 3205	\$2,450,100	12/11/2019
2	3 Herbert St ALBERT PARK 3206	\$2,301,000	25/08/2019
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:

29/01/2020 11:52



Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
December quarter 2019: \$2,420,000

Comparable Properties

183 Nelson Rd SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$2,450,100
Method: Private Sale
Date: 12/11/2019
Property Type: House (Res)



3 Herbert St ALBERT PARK 3206 (REI) Agent Comments



Price: \$2,301,000
Method: Private Sale
Date: 25/08/2019
Property Type: House (Res)

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.