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

38 Little Page Street, Albert Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$2,510,000	Pro	operty Type	Hou	se		Suburb	Albert Park
Period - From	01/01/2022	to	31/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	20 Merton St ALBERT PARK 3206	\$1,450,000	31/08/2022
2	28 Little Ogrady St ALBERT PARK 3206	\$1,350,000	25/11/2022
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:

01/02/2023 09:34







Property Type: House Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending December 2022: \$2,510,000

Comparable Properties



20 Merton St ALBERT PARK 3206 (REI/VG)



Price: \$1,450,000 Method: Sold Before Auction Date: 31/08/2022 Property Type: House (Res) Land Size: 119 sqm approx

28 Little Ogrady St ALBERT PARK 3206 (REI) Agent Comments

Agent Comments



Price: \$1,350,000 Method: Private Sale

3

Date: 25/11/2022 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.

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Account - Marshall White | P: 03 9822 9999





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