

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$2,510,000

Property Type

House

Suburb

Albert Park

Period - From

01/01/2022

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	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



 3    2    0

**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)**

Agent Comments

 2    1    -

**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

 3    1    -

**Price:** \$1,350,000

**Method:** Private Sale

**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.

Account - Marshall White | P: 03 9822 9999