### 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

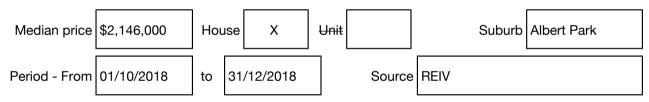
s 47 Reed Street, Albert Park Vic 3206 d e

#### Indicative selling price

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

 Range between
 \$3,100,000
 &
 \$3,400,000

#### Median sale price



#### 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	248 Richardson St MIDDLE PARK 3206	\$3,650,000	27/10/2018
2	165 Nelson Rd SOUTH MELBOURNE 3205	\$3,300,000	02/03/2019
3	76 Merton St ALBERT PARK 3205	\$3,175,000	06/09/2018

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.

#### Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897

#### Generated: 06/03/2019 11:07

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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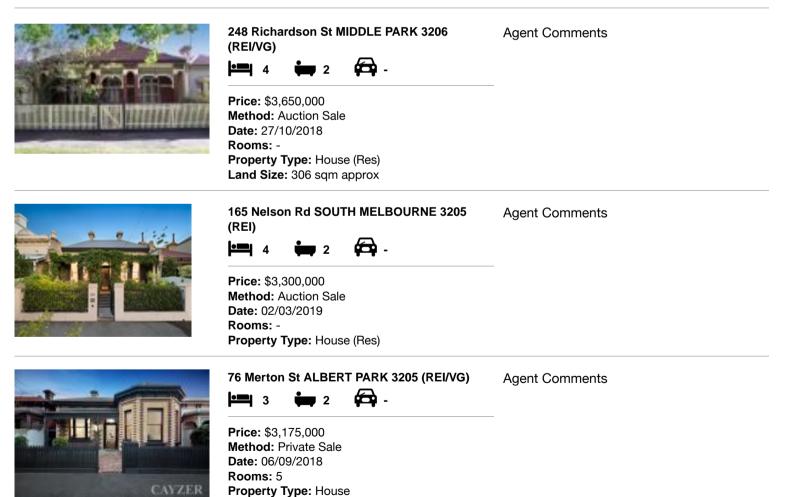




Rooms: Property Type: House (Res) Land Size: 290 sqm approx Agent Comments Oliver Bruce 9832 1152 0409 856 599 oliver.bruce@marshallwhite.com.au

Indicative Selling Price \$3,100,000 - \$3,400,000 Median House Price December quarter 2018: \$2,146,000

## **Comparable Properties**



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Land Size: 313 sqm approx

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