

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

172 Canterbury Road, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,113,000

Property Type

House

Suburb

Albert Park

Period - From

01/01/2023

to

31/12/2023

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	138 Victoria Av ALBERT PARK 3206	\$1,600,000	24/02/2024
2	134 Victoria Av ALBERT PARK 3206	\$1,500,000	20/09/2023
3	4 Madden St ALBERT PARK 3206	\$1,400,000	29/10/2023

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:

01/03/2024 10:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2023: \$2,113,000

Comparable Properties



138 Victoria Av ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 163 sqm approx



134 Victoria Av ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 20/09/2023
Property Type: House (Res)
Land Size: 141 sqm approx



4 Madden St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 29/10/2023
Property Type: House (Res)
Land Size: 153 sqm approx

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