# 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

222 Richardson Street, Albert Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$2,480,000	Pro	Property Type		House		Suburb	Albert Park	
Period - From	01/07/2024	to	30/09/2024		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	344 Richardson St MIDDLE PARK 3206	\$1,485,000	29/10/2024
2	120 Richardson St ALBERT PARK 3206	\$1,500,000	23/07/2024
3			

OR

**B**<sup>\*</sup> 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:

22/11/2024 13:20







**Property Type:** Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price September quarter 2024: \$2,480,000

# **Comparable Properties**

3 1 1   Price: \$1,485,000   Method: Private Sale   Date: 29/10/2024   Property Type: House   Land Size: 154 sqm approx	Agent Comments
120 Richardson St ALBERT PARK 3206 (REI/VG)   1 1   2 1   Price: \$1,500,000   Method: Private Sale   Date: 23/07/2024   Property Type: House   Land Size: 143 sqm approx	Agent Comments

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



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