Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 54 Greig Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$2,050,000					
Median sale pri	се					

Median price	\$2,420,000	Pro	operty Type	Hous	se		Suburb	Albert Park
Period - From	01/07/2022	to	30/06/2023		Sc	ource	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.

Add	dress of comparable property	Price	Date of sale
1	66 Richardson St ALBERT PARK 3206	\$2,100,000	12/08/2023
2	219 Page St MIDDLE PARK 3206	\$2,025,000	19/08/2023
3	224 Richardson St MIDDLE PARK 3206	\$1,810,000	09/08/2023

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:

23/09/2023 14:20

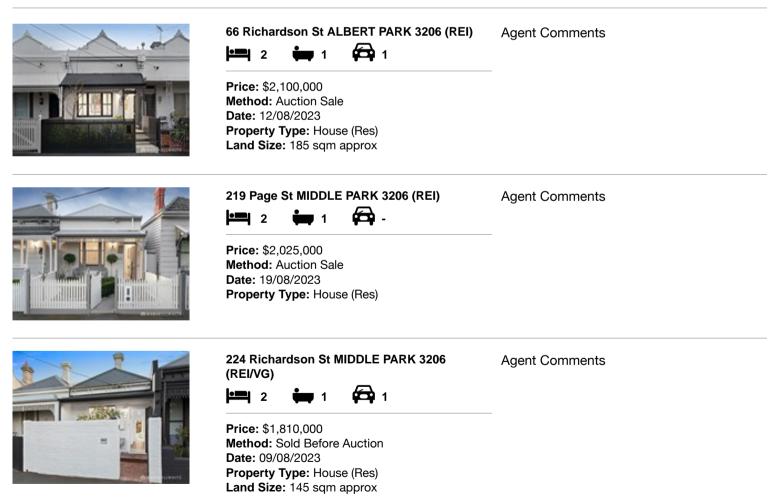






Property Type: House **Land Size:** 166 sqm approx Agent Comments Indicative Selling Price \$2,050,000 Median House Price Year ending June 2023: \$2,420,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999





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