

# 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 54 Greig 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)

Single price \$2,050,000

### Median sale price

Median price \$2,420,000

Property Type House

Suburb Albert Park

Period - From 01/07/2022

to 30/06/2023

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	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



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**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



66 Richardson St ALBERT PARK 3206 (REI)

Agent Comments

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**Price:** \$2,100,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 185 sqm approx



219 Page St MIDDLE PARK 3206 (REI)

Agent Comments

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**Price:** \$2,025,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)



224 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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**Price:** \$1,810,000  
**Method:** Sold Before Auction  
**Date:** 09/08/2023  
**Property Type:** House (Res)  
**Land Size:** 145 sqm approx

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