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

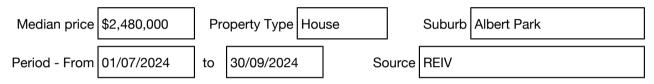
268-270 Montague Street, Albert Park Vic 3206

Indicative selling price

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Single price \$3,950,000

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 sixmonths 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 | 88 Victoria Av ALBERT PARK 3206 | \$3,935,000 | 27/07/2024 |
| 2 | | | |
| 3 | | | |

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:

12/10/2024 12:37







Property Type: House **Land Size:** 251 sqm approx Agent Comments Indicative Selling Price \$3,950,000 Median House Price September quarter 2024: \$2,480,000

Comparable Properties



88 Victoria Av ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$3,935,000 Method: Auction Sale Date: 27/07/2024 Property Type: House (Res) Land Size: 254 sqm approx

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 - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

propertydata



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