

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 50 Richardson Street, Albert Park Vic 3206

Indicative selling price

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

Single price \$1,975,000

Median sale price

Median price \$2,346,250

Property Type House

Suburb Albert Park

Period - From 01/10/2022

to 31/12/2022

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	141 Richardson St MIDDLE PARK 3206	\$2,100,000	05/11/2022
2	7 Merton Pl ALBERT PARK 3206	\$1,840,000	17/09/2022
3	161 Danks St ALBERT PARK 3206	\$1,800,000	12/11/2022

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:

21/03/2023 10:05



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Property Type: House (Res)
Land Size: 191 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,975,000

Median House Price
 December quarter 2022: \$2,346,250

Comparable Properties



141 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,100,000
Method: Private Sale
Date: 05/11/2022
Property Type: House
Land Size: 217 sqm approx



7 Merton Pl ALBERT PARK 3206 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,840,000
Method: Auction Sale
Date: 17/09/2022
Rooms: 4
Property Type: House (Res)
Land Size: 160 sqm approx



161 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,800,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 146 sqm approx

Account - Cayzer | P: 03 9699 5999