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

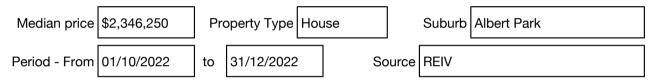
50 Richardson Street, Albert Park Vic 3206

Indicative selling price

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Single price \$1,975,000

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 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 PI 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



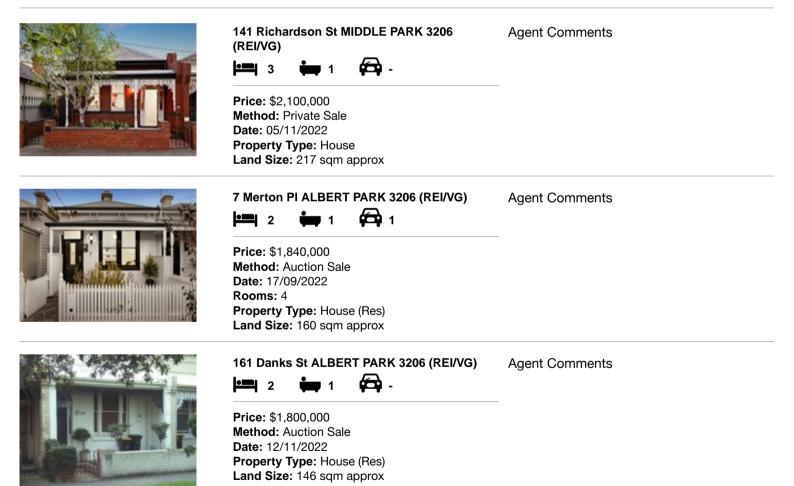






Property Type: House (Res) Land Size: 191 sqm approx Agent Comments Indicative Selling Price \$1,975,000 Median House Price December quarter 2022: \$2,346,250

Comparable Properties



Account - Cayzer | P: 03 9699 5999

propertydata



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