

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

15 Dundas Place, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,600,000 & \$2,700,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Albert Park

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

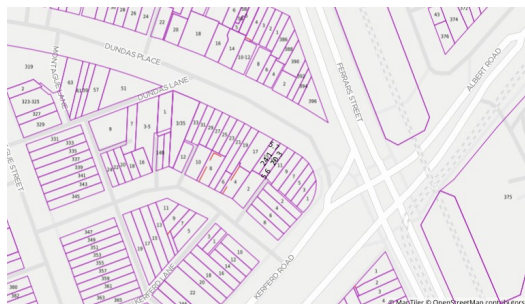
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	215 Richardson St MIDDLE PARK 3206	\$2,590,000	16/11/2024
2	169 Kerferd Rd ALBERT PARK 3206	\$2,750,000	26/10/2024
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: 30/01/2025 10:11



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Property Type: House (Res)

Land Size: 143 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,700,000

Median House Price

December quarter 2024: \$2,302,500

Comparable Properties



215 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$2,590,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 187 sqm approx



169 Kerferd Rd ALBERT PARK 3206 (REI/VG)

Agent Comments

4 2 -

One extra bedroom

Price: \$2,750,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 167 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



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