

# 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 66 Richardson 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)

Range between \$1,900,000 & \$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	9 Merton PI ALBERT PARK 3206	\$2,126,000	05/05/2023
2	60 Reed St ALBERT PARK 3206	\$1,900,000	02/04/2023
3	50 Richardson St ALBERT PARK 3206	\$1,830,000	17/04/2023

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: 03/08/2023 14:38



2   1   1

**Property Type:** House  
**Land Size:** 185 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,050,000  
**Median House Price**  
Year ending June 2023: \$2,420,000

## Comparable Properties



**9 Merton PI ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

3   2   -

**Price:** \$2,126,000  
**Method:** Sold Before Auction  
**Date:** 05/05/2023  
**Property Type:** House (Res)  
**Land Size:** 118 sqm approx



**60 Reed St ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 02/04/2023  
**Property Type:** House (Res)  
**Land Size:** 144 sqm approx

**50 Richardson St ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,830,000  
**Method:** Private Sale  
**Date:** 17/04/2023  
**Property Type:** House  
**Land Size:** 190 sqm approx

**Account - Marshall White** | P: 03 9822 9999