

# 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 260 Bridport Street West, 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 & \$2,090,000

### Median sale price

Median price \$2,100,000 Property Type House Suburb Albert Park

Period - From 01/07/2023 to 30/06/2024 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	375 Montague St ALBERT PARK 3206	\$1,850,000	01/04/2024
2	34 Finlay St ALBERT PARK 3206	\$2,000,000	28/03/2024
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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: 07/08/2024 14:15



Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending June 2024: \$2,100,000

## Comparable Properties



375 Montague St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 01/04/2024

Property Type: House

Land Size: 173 sqm approx



34 Finlay St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$2,000,000

Method: Sold Before Auction

Date: 28/03/2024

Property Type: House (Res)

Land Size: 136 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.

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