

# 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

114 Victoria Avenue, 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 \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,113,000 Property Type House Suburb Albert Park

Period - From 01/01/2023 to 31/12/2023 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	132 Napier St SOUTH MELBOURNE 3205	\$2,480,000	08/11/2023
2	54 Bridport St SOUTH MELBOURNE 3205	\$2,420,000	09/09/2023
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: 06/03/2024 09:49



3   1   1

**Property Type:** House  
**Land Size:** 275 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
Year ending December 2023: \$2,113,000

## Comparable Properties



**132 Napier St SOUTH MELBOURNE 3205 (VG)**   **Agent Comments**

2   -   -

**Price:** \$2,480,000  
**Method:** Sale  
**Date:** 08/11/2023  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 215 sqm approx



**54 Bridport St SOUTH MELBOURNE 3205 (REI/VG)**   **Agent Comments**

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**Price:** \$2,420,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 222 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 | F: 03 9645 5393