

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 94 Victoria Avenue, Albert Park Vic 3206

Indicative selling price

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

Range between \$3,700,000 & \$3,900,000

Median sale price

Median price \$2,510,000 Property Type House Suburb Albert Park

Period - From 01/01/2022 to 31/12/2022 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	61 Dundas PI ALBERT PARK 3206	\$3,675,000	22/10/2022
2			
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: 08/03/2023 16:14



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Property Type: House
Land Size: 237 sqm approx
Agent Comments

Indicative Selling Price
\$3,700,000 - \$3,900,000
Median House Price
Year ending December 2022: \$2,510,000

Comparable Properties



61 Dundas Pl ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$3,675,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 176 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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